

26 Boreland Avenue

KIRKCALDY, KY1 2DR



Recently constructed three-bedroom semi with drive and ensuite. The dining kitchen and downstairs cloakroom make this home a dream



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Introducing this stunning newly built three-bedroom semi-detached villa by Barrett Homes, a testament to modern design and quality craftsmanship, offering the perfect blend of style, comfort, and convenience.

Constructed in 2022, this home boasts the peace of mind of approximately 8 years of NHBC warranty, ensuring lasting quality and reliability for years to come.

THE LOUNGE



Step inside and be greeted by a welcoming lounge, where ample natural light floods the space, creating a warm and inviting atmosphere. The heart of the home lies within the superb dining kitchen, complete with French doors leading to the enclosed garden, seamlessly blending indoor and outdoor living. A convenient cloakroom with a toilet and wash hand basin adds practicality to the ground floor layout.

THE KITCHEN





Ascending to the upper floor, you'll discover three bedrooms. The main bedroom benefits from the luxury of an ensuite shower room, providing a private sanctuary for unwinding after a long day. A family bathroom completes the accommodation, featuring modern fixtures and a soothing ambience for those quiet moments of self-care.

THE BATHROOM



BEDROOM 1



the luxury of an ensuite shower room, providing a private sanctuary for unwinding after a long day



BEDROOMS 2 & 3



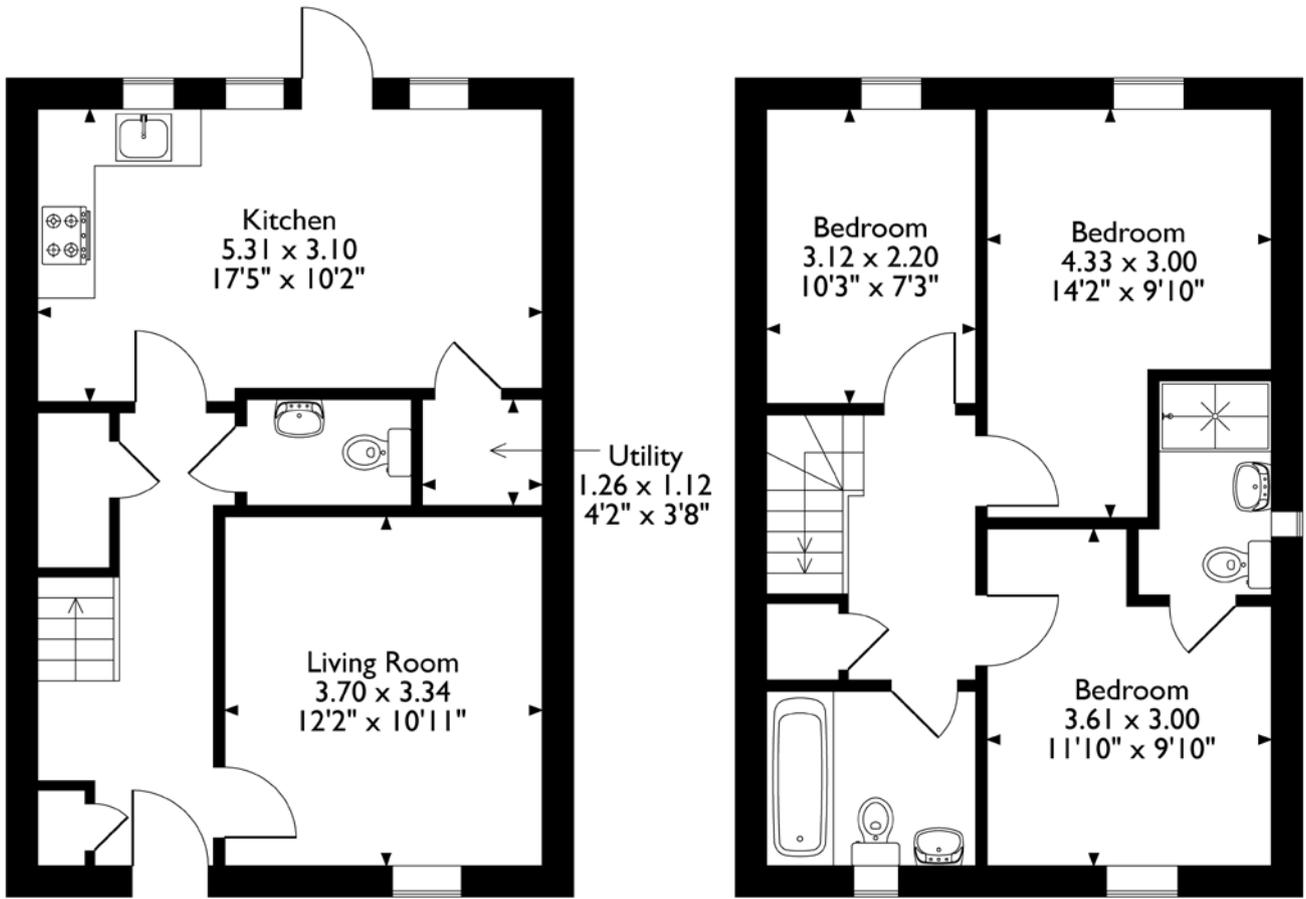
Outside, the back garden is turfed and fenced, offering privacy and security for outdoor enjoyment, while a patio area provides the perfect spot for al fresco dining or soaking up the sun. The front garden is also turfed, adding to the overall aesthetic appeal of the property, with a drive for two cars to the side ensuring ample off-road parking space.

EXTERNALS



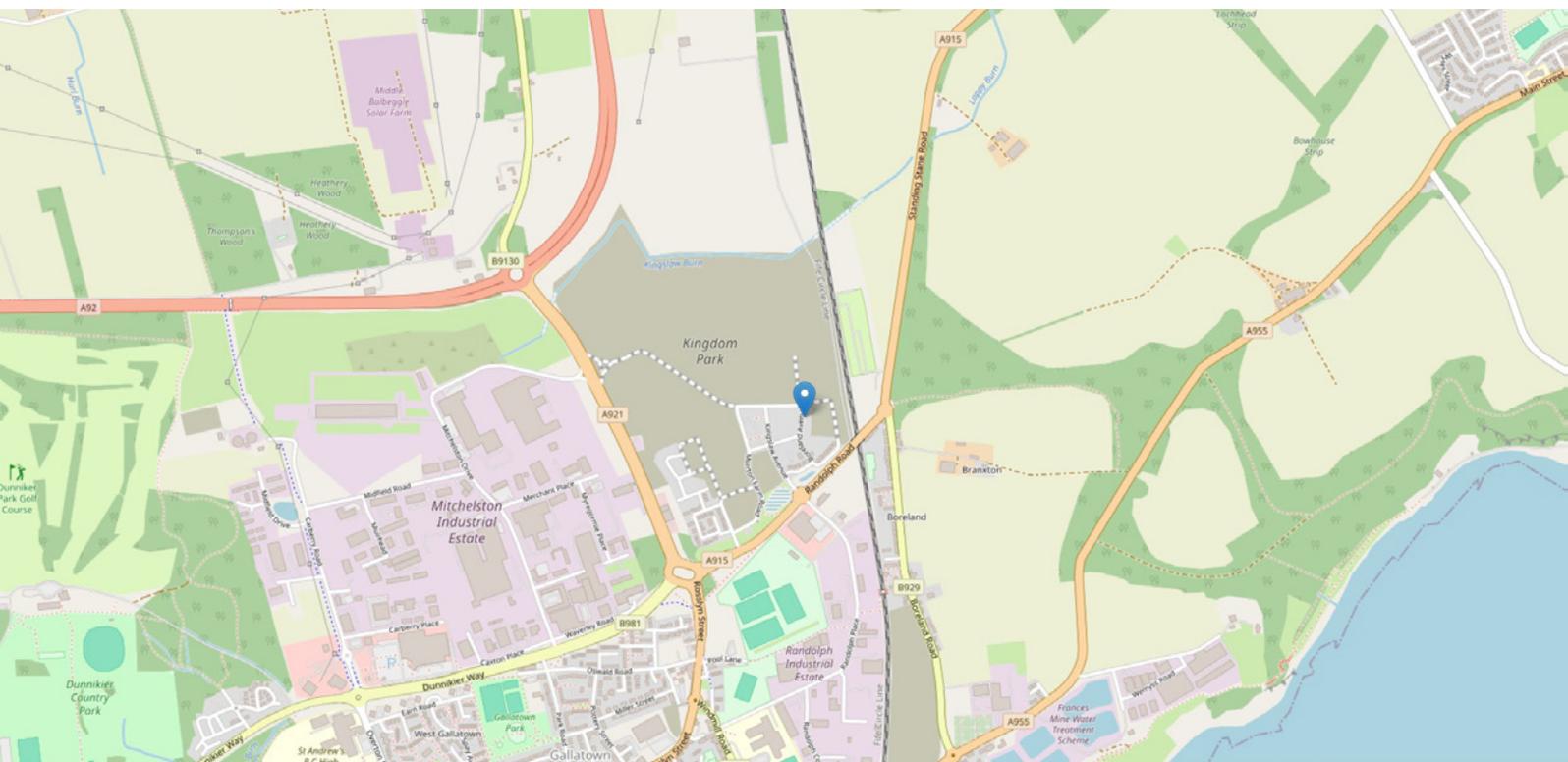
With its modern amenities, stylish finishes, and desirable location, this newly built semi-detached villa offers the perfect opportunity to embrace contemporary living at its finest. Don't miss your chance to make this house your home – schedule a viewing today and start envisioning the possibilities.

FLOOR PLAN, DIMENSIONS & MAP



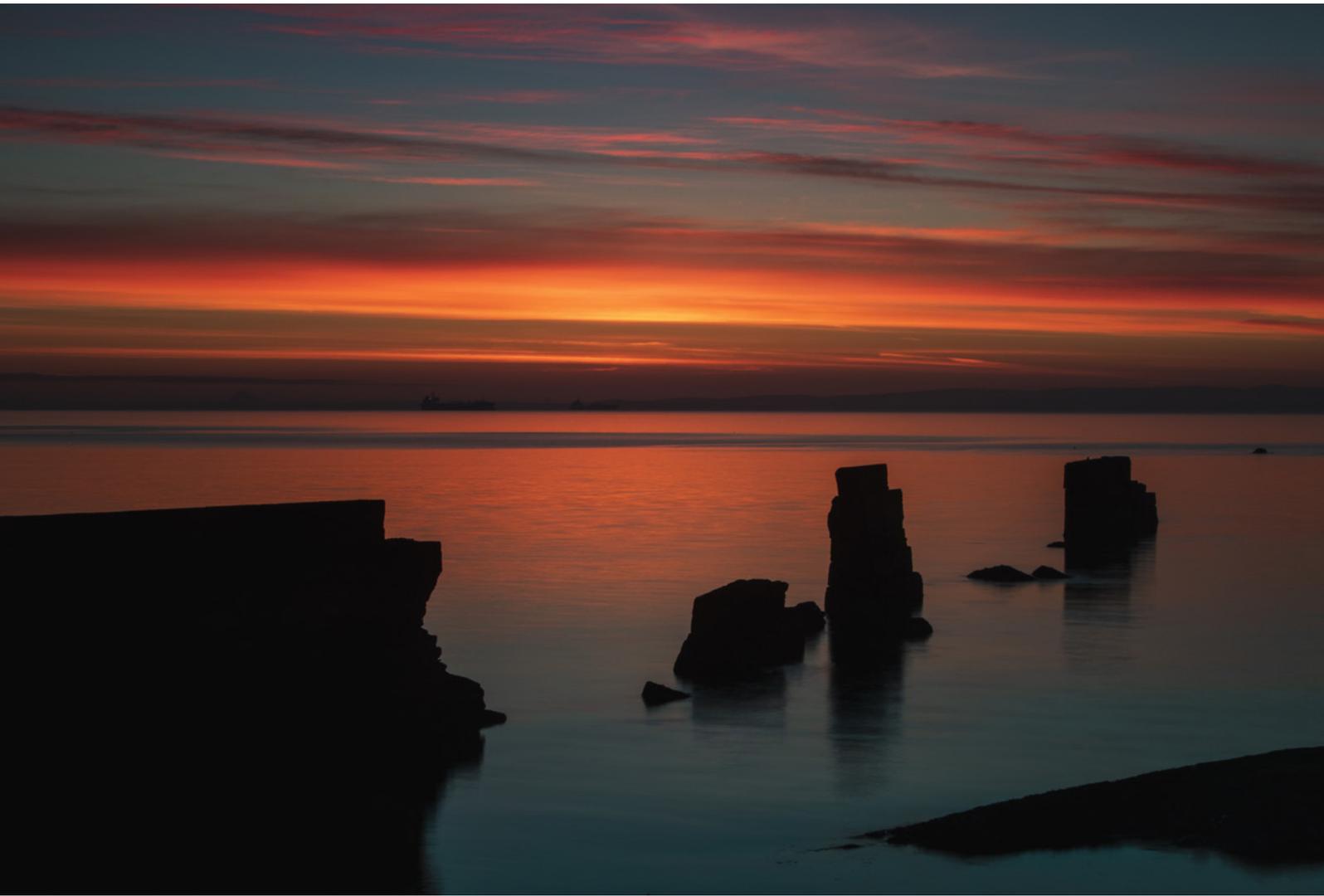
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: B



THE LOCATION

Welcome to Kirkcaldy, a vibrant coastal town nestled along the Firth of Forth in the heart of Fife, Scotland. Boasting a rich history, stunning scenery, and a warm community spirit, Kirkcaldy offers an idyllic setting for those seeking the perfect blend of coastal living and urban convenience. From its picturesque waterfront to its bustling town centre, Kirkcaldy exudes charm at every turn. Take a leisurely stroll along the esplanade, where panoramic views of the Firth of Forth and beyond unfold before you, or explore the historic streets lined with elegant Georgian and Victorian architecture, each telling a story of the town's illustrious past.





Kirkcaldy is also a hub of culture and creativity, with a thriving arts scene that includes galleries, theatres, and music venues showcasing local talent and international acts alike. The town's vibrant High Street is a shopper's paradise, boasting a diverse range of shops, boutiques, and cafes, offering something for every taste and budget.

Outdoor enthusiasts will be spoiled for choice with a wealth of recreational activities available nearby. From scenic coastal walks to championship golf courses, there's plenty to keep active individuals entertained all year round.

With excellent transportation links and easy access to nearby cities such as Edinburgh and Dundee, Kirkcaldy offers the perfect balance of coastal tranquillity and urban convenience. Whether you're looking for a peaceful seaside retreat, a vibrant cultural hub, or simply a place to call home, Kirkcaldy invites you to discover the endless possibilities that await in this charming coastal town.



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