Offers Over £310,000

7 Boreland Crescent, Kirkcaldy, Fife, KY1 2EZ

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Delmor are delighted to present this stylish four bedroom detached Barratt build home to the market. Built in 2021 this property was one of the first homes erected in this popular development and sits with a fantastic outlook to the front.

As this was one of the first built this property offers some additional benefits not found on the later built properties such as the Grey windows and doors.

Externally, the property offers a mono blocked driveway that leads to the single garage, the driveway is suitable for 2 cars and a small grassed garden to the front. They are additional parking bays in front of the property to allow visitors parking. To the rear the property provides a good sized grassed enclosed rear garden which can be accessed via the French doors that lead from the kitchen/dining area.

The rear garden is ideal for children and pets but equally perfect for socializing and entertaining.

Internally the property comprises; a beautiful lounge to the front of the house that provides access to the large kitchen/dining area, there is a very useful utility room of the dining area as well as a ground floor W/C. As expected with a newly built Barratt home, you are going to find a modern kitchen with built in appliances, including an upgraded induction hob, integrated dishwasher and fridge freezer, ample work top and cup space, superb finishing's throughout and a real high quality feel through the entire home.

On the upper level you find the main bedroom which has built in wardrobes and its own en-suite shower room which again has been very well finished, three additional bedrooms all of which are of a good size and the family bathroom which includes a

3 piece bathroom suite which was upgraded to have a main powered shower over the bath.

The current owners have added a number of extras to the property such as, Karndean flooring to the lounge, carpets to the bedrooms, better work tops through out the kitchen and spot lights below the kitchen cabinets.

This property is without a doubt going to go fast and we recommend you book your viewing quickly!

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

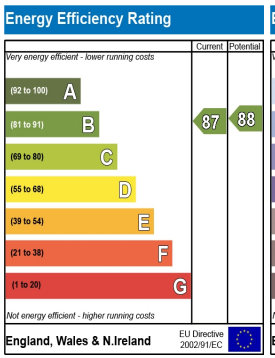
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

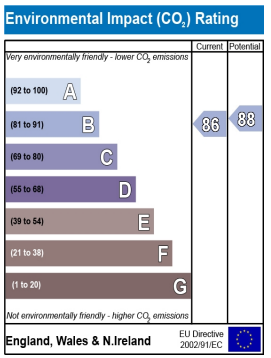
MORTGAGE & FINANCIAL ADVICE

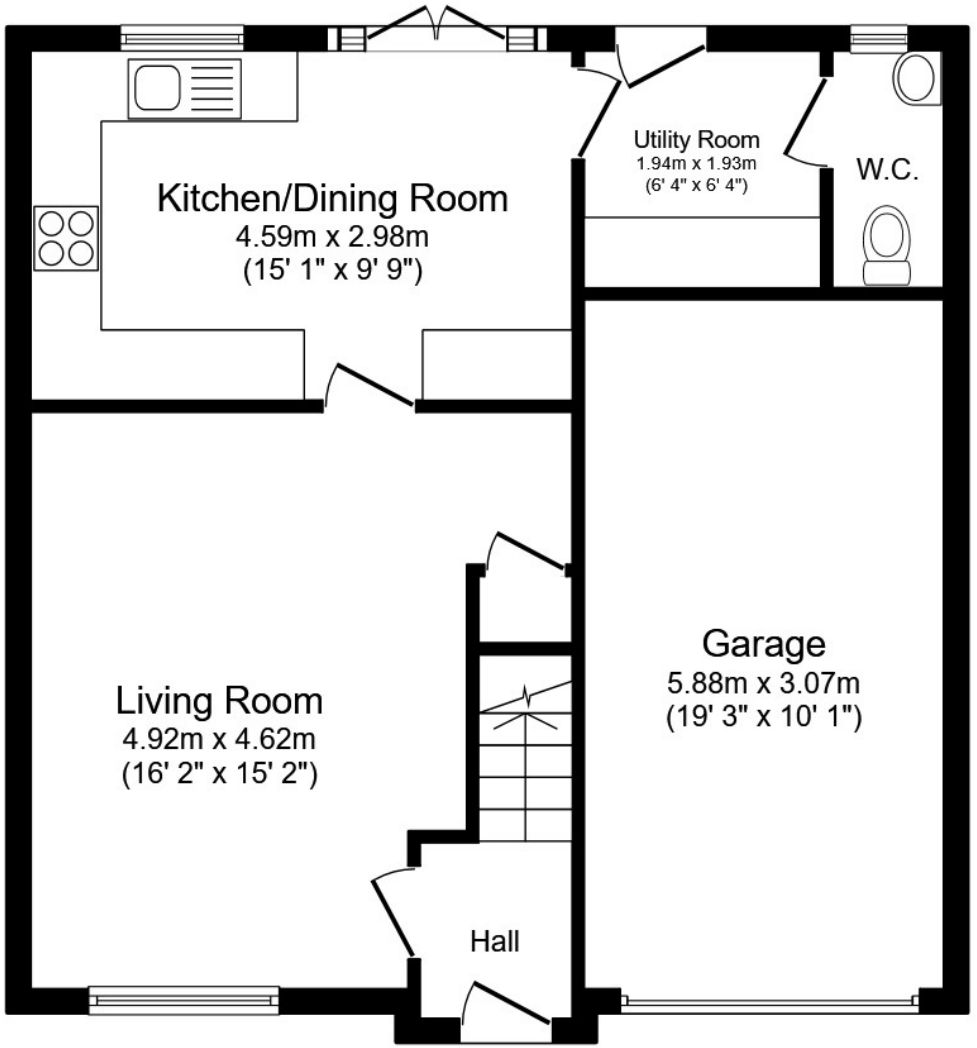
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

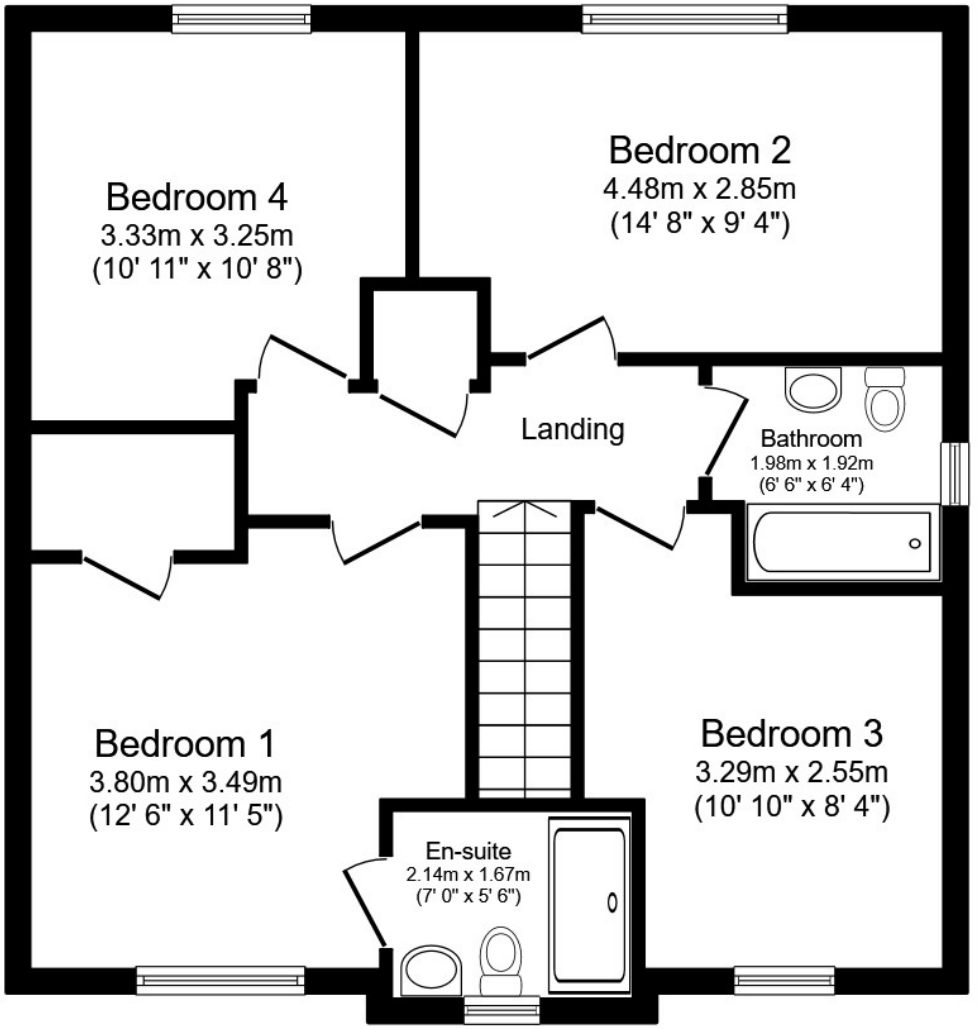
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







Ground Floor



First Floor

Total floor area 125.5 sq.m. (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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