



Plot 9, The Birse

The Paddocks, Colinsburgh,
Leven, KY9 1LP





Summary

This executive four-bedroom detached house (of The Birse house type) is a stunning new-build property which forms part of the sought-after Kirkwood development. This exceptional residence provides everything you would expect from a new home and more. It is finished to impeccably high standards and features spacious rooms finished in crisp white and with brand-new flooring. It includes a new high-spec kitchen, a new on-trend bathroom, en-suite, and WC, ample private parking, and a large garden for families. Furthermore, the home offers an idyllic semi-rural location and village lifestyle just a short drive from St Andrews.

Extras: all fitted floor coverings, light fittings, and brand-new integrated appliances.

Features

- Exclusive new-build detached house
- Part of a contemporary development
- Picturesque location in Colinsburgh village
- Vestibule and hall (both with storage)
- Large living/formal dining room
- Breakfasting kitchen/dining room
- Separate utility room with adjacent WC
- Principal suite with walk-in wardrobe
- Two double bedrooms with wardrobes
- Versatile fourth bedroom/study
- Contemporary en-suite shower room
- High-end family bathroom with shower
- Expansive, fully-enclosed rear garden
- Private driveway and integrated garage
- Air source heat pump and double glazing



"An exclusive new-build detached house with four bedrooms, forming part of the sought-after Kirkwood development"







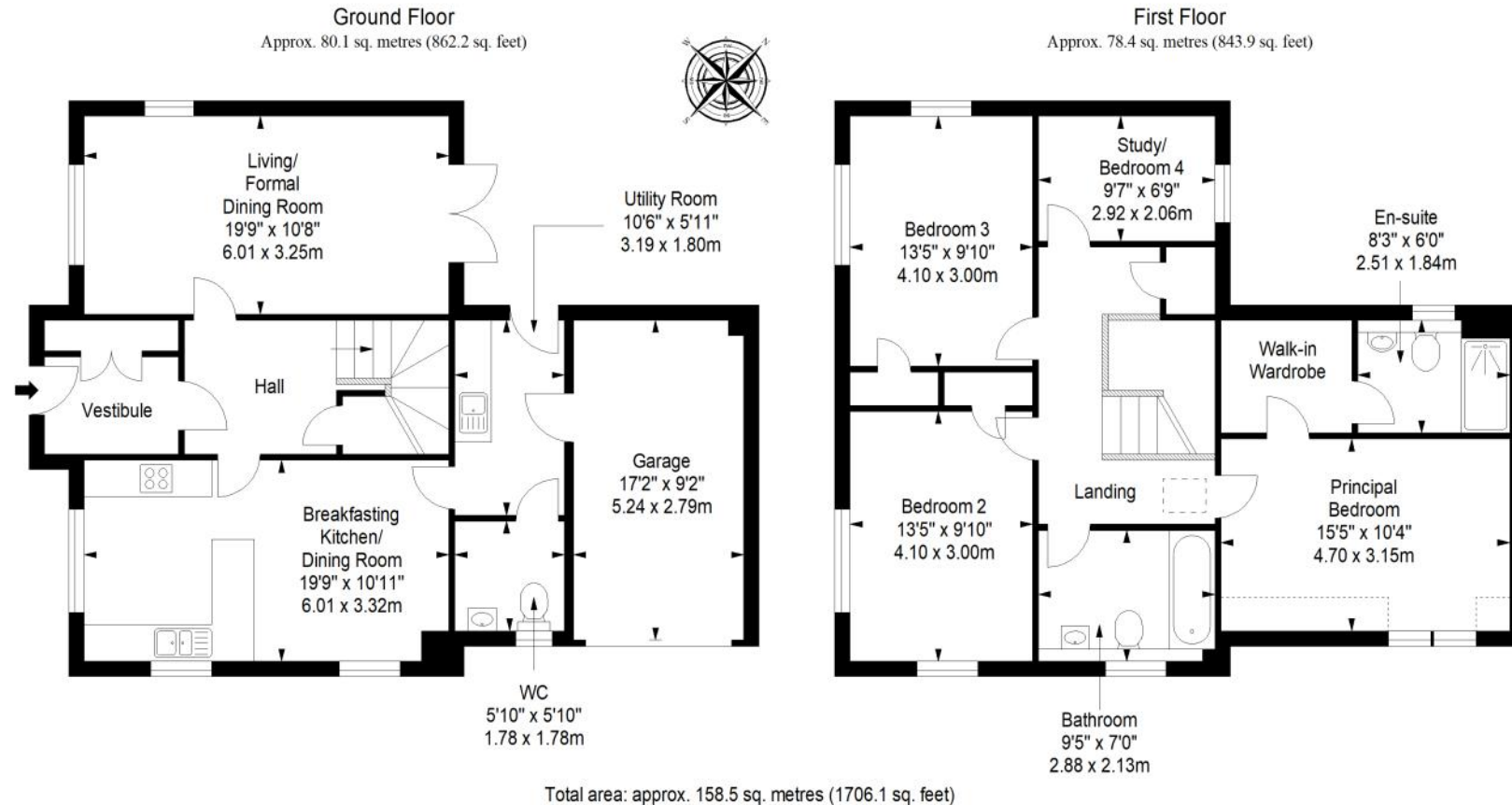
"Offers an idyllic semi-rural village lifestyle, as well as spacious accommodation, ample private parking, and an expansive garden"



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Plot 9, The Birse

Floorplan





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