Offers Over £560,000

WEMYSS PHASE 2 Forth Park Residences, Kirkcaldy, Fife, KY2 5RA

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CLOSING DATE FRIDAY 21ST JANUARY AT 12 NOON

Delmor Estate Agents are delighted to announce the eagerly anticipated release of the Wemyss at the exclusive development at Forth Park Residences.

As part of the development, there is 1 spectacular 5 bed detached villa released in Phase 2. This villa will enjoy fabulous views to the Forth and Lothians beyond from elevated glass balconies and glass fronted rooftop decks. The Kirkcaldy property market currently has no properties that match the unique architectural design and contemporary finishings of these luxury family homes.

The pre-marketing interest for this villa has been exceptionally high and we would therefore recommend that you contact Delmor Estate Agents as soon as possible if you have any interest in this villa.

The villa is located within a walled prime central location with easy walking distance of Kirkcaldy Town Centre and Railway Station.

The villa benefits from having a state of the art air source heat pump systems supplying your heating and hot water requirements and lowering the carbon footprint of the home.

It is our opinion that the modern architectural design of this villa is unique to the Kirkcaldy market and the property will stand out from many of the modern homes being constructed in Kirkcaldy and the surrounding areas.

Accommodation

Ground Floor

Hall
13' 10" x 7' 1" (4.22m x 2.16m)
Lounge
13' 0" x 16' 0" (3.96m x 4.88m)
Kitchen
14' 1" x 16' 0" (4.29m x 4.88m)
Dining Room
13' 1" x 14' 3" (3.99m x 4.34m)
Utility Room
6' 3" x 7' 1" (1.91m x 2.16m)
WC
3' 10" x 7' 1" (1.17m x 2.16m)

First Floor

First Floor
Hall
13' 6" x 14' 6" (4.11m x 4.42m)
Bedroom 2
9' 11" x 9' 6" (3.02m x 2.90m)
Bedroom 2 En-suite
9' 0" x 4' 0" (2.74m x 1.22m)
Bedroom 3
10' 5" x 10' 3" (3.17m x 3.12m)
Bedroom 3 En-suite
7' 4" x 6' 1" (2.24m x 1.85m)
Bedroom 4
10' 3" x 10' 5" (3.12m x 3.17m)
Bedroom 5
11' 1" x 10' 5" (3.38m x 3.17m)
Bathroom
6' 4" x 9' 11" (1.93m x 3.02m)

Second Floor

Hall
11' 4" x 7' 2" (3.45m x 2.18m)
Bedroom 1
11' 4" x 14' 0" (3.45m x 4.27m)
Dressing Room
8' 7" x 12' 9" (2.62m x 3.89m)
Bedroom 1 En-suite
8' 7" x 6' 5" (2.62m x 1.96m)

Please note all images are for illustrative purposes only and are subject to change.

MEASUREMENTS

All measurements are approximate.

CONTACT DETAILS

Andrew H Watt
Delmor Independent Estate & Letting Agents
17 Whytescauseway
Kirkcaldy
Fife
KY1 1XF

Tel: 01592 201 500
Fax: 01592 202 520
www.delmorestateagents.co.uk

MORTGAGE & FINANCIAL ADVICE

Delmor can put you in touch with an Independent Mortgage Advisor who 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?. Delmor can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

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.

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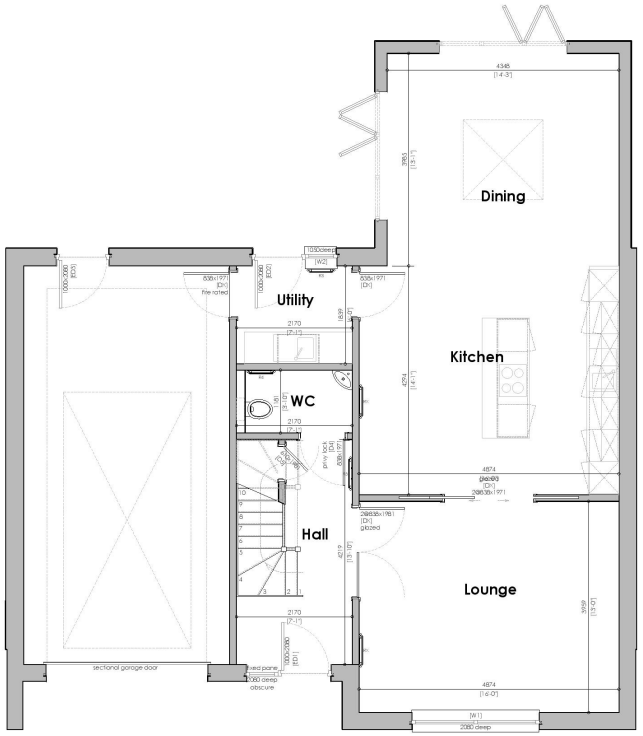
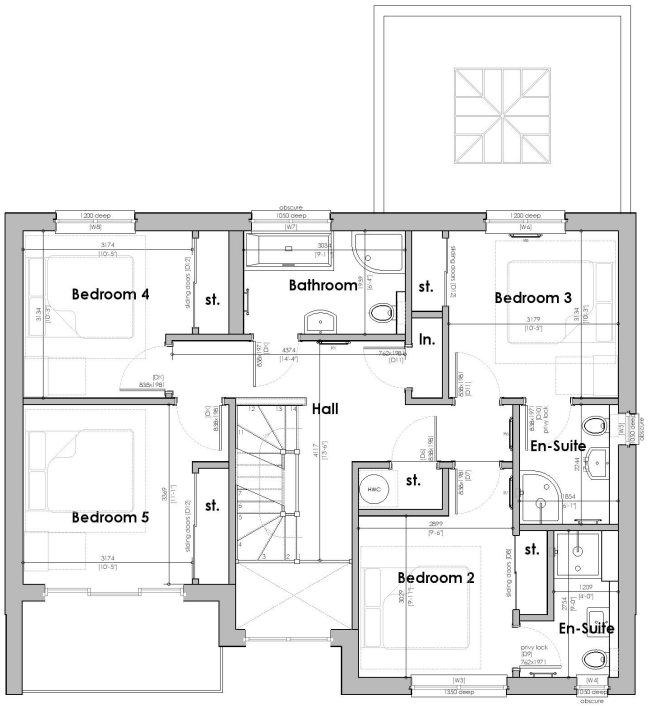
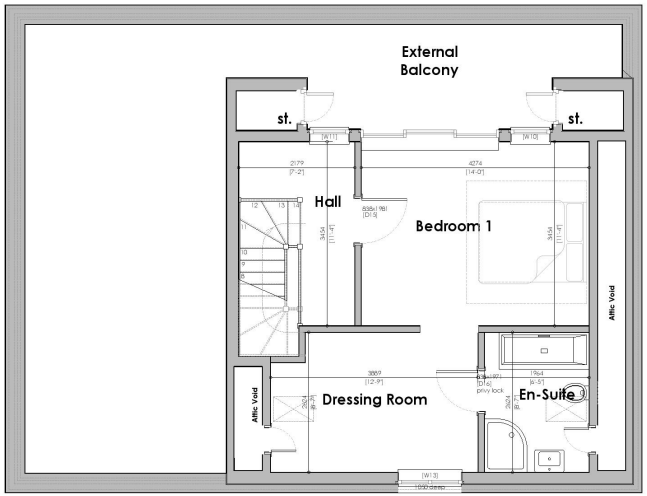


Ground Floor Plan



First Floor Plan



Second Floor Plan

5 Bedroom Villa

Ground Floor	Metric	Imperial
Hall	4219 x 2170	13'10" x 7'1"
Lounge	3959 x 4574	13'0" x 16'0"
WC	1181 x 2170	3'10" x 7'1"
Kitchen	4294 x 4874	14'1" x 16'0"
Dining	3985 x 4348	13'1" x 14'3"
Utility	1839 x 2170	6'3" x 7'1"

First Floor	Metric	Imperial
Hall	4177 x 4374	13'6" x 14'6"
Bedroom 2	3029 x 2899	9'11" x 9'6"
Bedroom 2 En-Suite	2754 x 1209	9'0" x 4'0"
Bedroom 3	3134 x 3179	10'5" x 10'3"
Bedroom 3 En-Suite	2244 x 1854	7'4" x 6'1"
Bathroom	1939 x 3034	6'4" x 9'11"
Bedroom 4	3134 x 3174	10'3" x 10'5"
Bedroom 5	3369 x 3174	11'1" x 10'5"

Second Floor	Metric	Imperial
Hall	3454 x 2179	11'4" x 7'2"
Bedroom 1	3454 x 4279	11'4" x 14'0"
Dressing Room	2624 x 3889	8'7" x 12'9"
En-Suite	2624 x 1964	8'7" x 6'5"

FORTH PARK
RESIDENCES