



26 Boreland Crescent, Kirkcaldy, Fife, KY1 2EZ

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garages

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Property Description

Nestled within a well-maintained, family-friendly development on the outskirts of Kirkcaldy, this beautifully presented and generously proportioned four-bedroom detached home offers contemporary living with excellent outdoor space, including private gardens, a detached double garage, and a driveway.

Comprises an entrance hall, living room, dining/kitchen, utility room, study, master bedroom with an en-suite, three flexible bedrooms, a family bathroom and a ground-floor WC.

With light neutral decor throughout, highlights include a modern integrated kitchen, stylish bathroom suites, and continuous quality wood effect flooring for the ground floor. In addition, there are multiple TV points, gas central heating, double glazing, and superb storage spaces, including fitted bedroom wardrobes, a partially floored loft and a double garage.

A welcoming entrance hall sets the tone for the home, providing access to all ground floor rooms, a convenient WC, a storage cupboard, and a versatile study—perfect as a home office or cloakroom area. To the front, the stylish living room has a striking feature wall and seamless wood-effect flooring flowing in from the hallway. To the rear, the heart of the home is the impressive full-width dining kitchen, ideal for family life and entertaining. Stylishly appointed with modern units, coordinating worktops, a tiled splashback, and integrated appliances—including a double oven, hob, and dishwasher—it also benefits from patio doors opening directly onto the rear garden. A separate utility room provides additional storage, a freestanding fridge/freezer and further space for appliances and access to the side of the property.

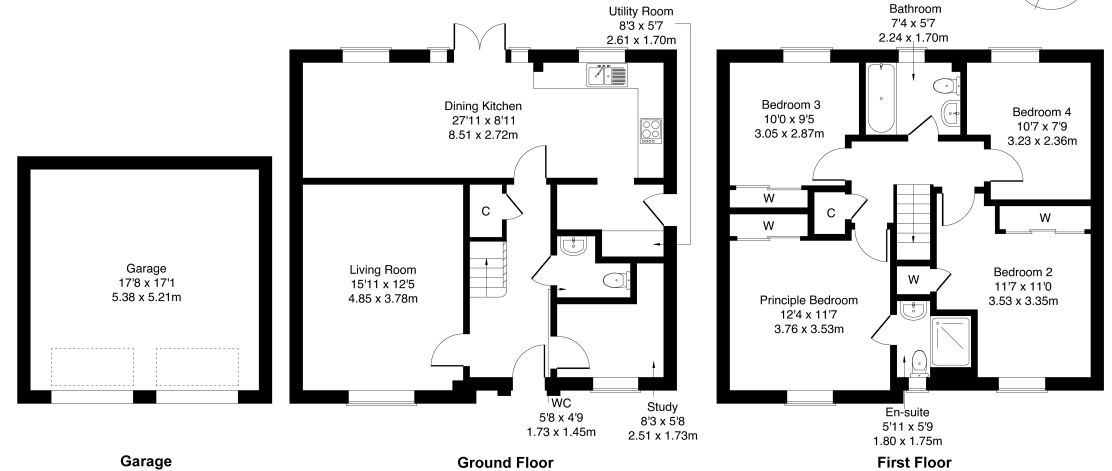
Upstairs, the principal bedroom enjoys a front-facing position with plush carpeting, a built-in wardrobe, and a sleek en-suite shower room. Three further well-proportioned, carpeted bedrooms are positioned to each aspect, with bedrooms two and three offering built-in wardrobe storage. Completing the home, the family-sized bathroom is fitted with a stylish three-piece suite including a shower over the bath, full-height tiled splash walls, wood-effect flooring, and a ladder-style radiator.

Externally, the property enjoys a well-maintained front lawn, a double driveway, and a rear garden with patio areas with a pergola, ideal for entertaining, and a garden office with a composite deck.



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Approximate Gross Internal Area: (1685 sq ft - 157 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Located on the north coast of the Firth of Forth, Kirkcaldy is one of Fife's key towns, offering an excellent range of amenities. Residents benefit from a variety of retail, cultural, and leisure facilities, with both primary and secondary schools nearby, and further education available at Adam Smith College. The town is also home to a museum, an art gallery, and the highly regarded Adam Smith Theatre. Fife Central Retail Park features popular stores such as Sainsbury's, B&Q, and Next, with

shopping options available throughout the town centre. Healthcare needs are well-served by the modern Victoria Hospital, which caters to much of the region. Kirkcaldy enjoys strong transport links, with its railway station providing convenient connections to both Edinburgh and Dundee. The nearby A92 also offers quick access to the motorway network and Edinburgh Airport, making the town ideal for commuters.





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