



19 Boreland Crescent, Kirkcaldy – KY1 2EZ

Kirkcaldy

Offers Over £230,000





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19 Boreland Crescent

Kirkcaldy, Kirkcaldy

New modern semi-detached villa in Kingslaw Gait Development. Lounge, dining kitchen, utility area, 3 double bedrooms, master en-suite, bathroom, WC. DG, GCH. HOME REPORT £235,000. 3-car driveway, enclosed garden (S/W aspect). Council Tax band: E

Tenure: Freehold

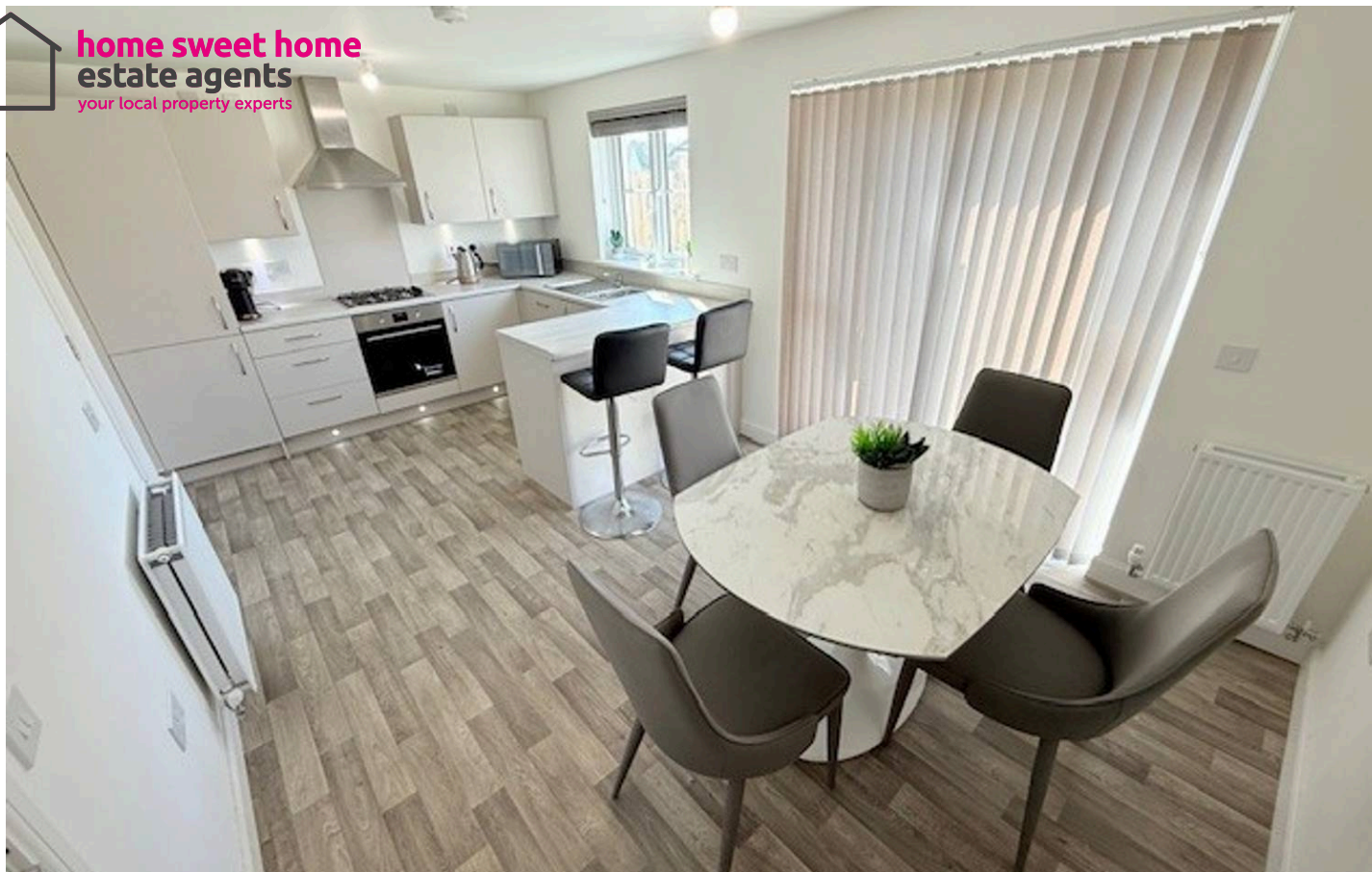
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN SEMI DETACHED VILLA BUILT 2023
- THREE DOUBLE BEDROOMS MASTER EN-SUITE
- 3 CAR DRIVE - GENEROUS ENCLOSED GARDEN
- BRIGHT LOUNGE
- MODERN DINING KITCHEN - UTILITY AREA
- FAMILY BATHROOM - SEP WC
- DG- GCH - EPC B - HOME REPORT £235,000
- VIEW NOW!



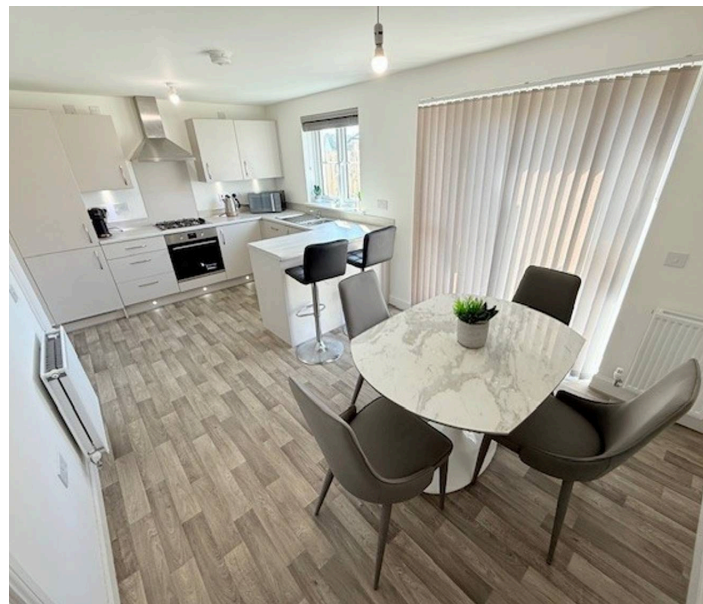
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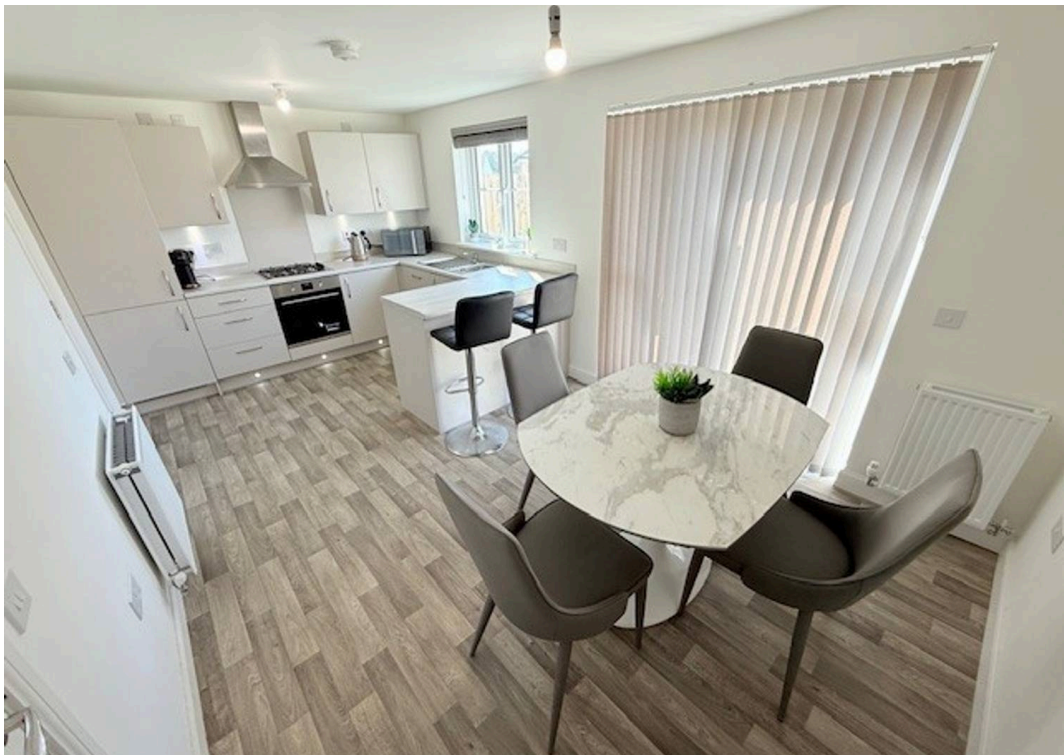


GARDEN

OFF STREET

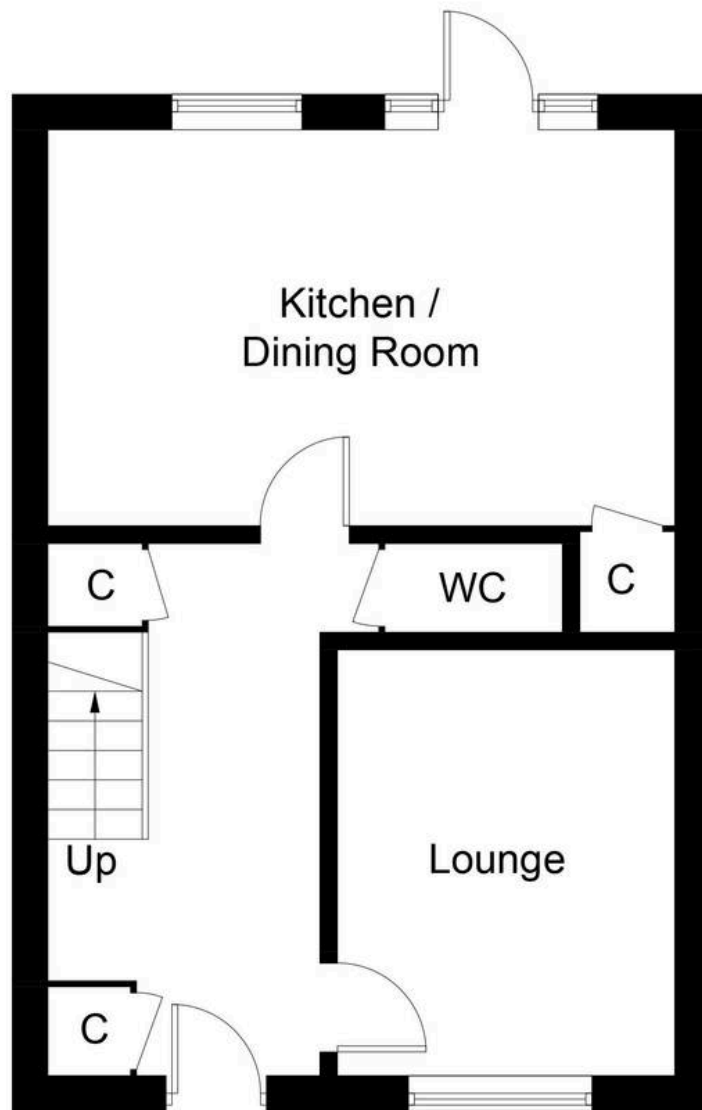
3 Parking Spaces



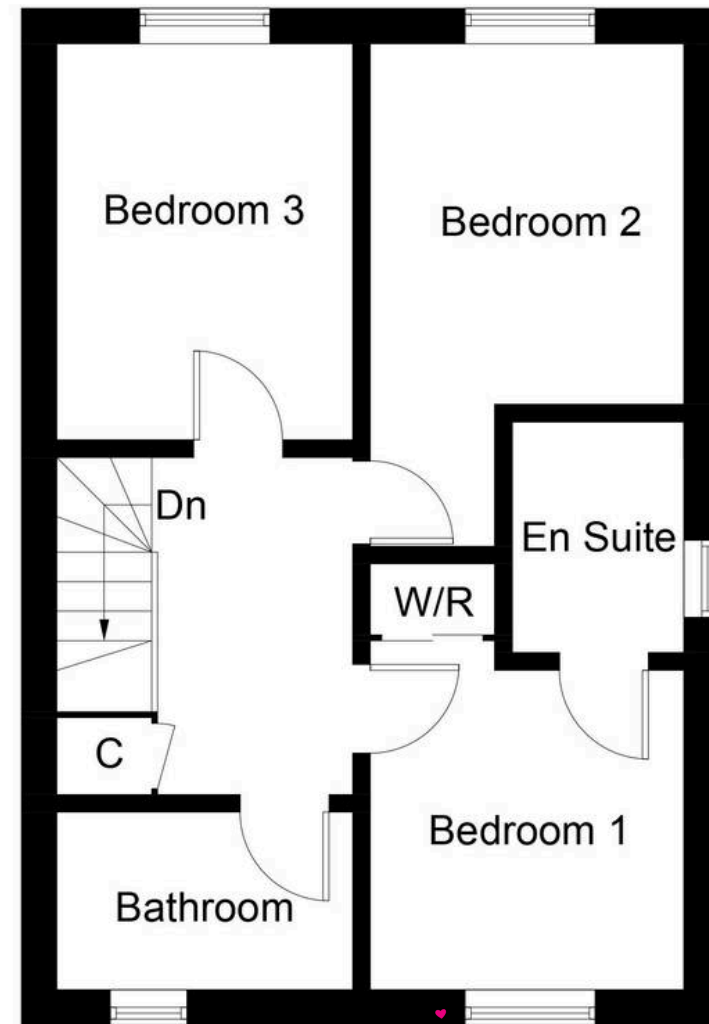


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234049)



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