



, Kirkcaldy  
**Price £349,000**



# Kirkcaldy

IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!  
Exceptional Quality Comes Standard!  
Buy your dream home with your own choice of interior

IMPRESSIVE THE "BARONY" - STUNNING 5 BED DETACHED VILLA, 4 BATHS WITH SPACIOUS GARAGE AND DRIVEWAY AND SOUTH WEST FACING REAR GARDENS

Allan England's team at First for Homes are proud to offer for sale this impressive 5-Bed Detached Villa with Garage (size approx 149m<sup>2</sup>) located in a highly sought-after area of Castle Gait, East Wemyss and built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

This immaculate new build provides spacious and luxurious family living accommodation comprising on the ground floor level: family lounge, stunning open-plan dining room/modern high specification German kitchen (with NEFF integrated appliances including Hob, Oven, Microwave, Fridge/Freezer, Dishwasher), dining room with patio doors leading to rear garden. separate utility room with access to garage, large rear vestibule area, 2nd public room/bedroom 5/study and spacious cloaks/WC. Large master bedroom with walk-in dressing room and access to luxury master en-suite showerroom, 2nd bedroom with built-in wardrobes with luxury en-suite showerroom, 2 further double bedrooms with built-in wardrobes and a spacious 4-piece luxury family bathroom bath and shower unit all bathrooms fitted with Porcelanosa tiling.

There are spacious gardens to the front and rear with a driveway to the side leading to a great sized single garage access access can also be gained via utility room. Beautiful wall feature to the rear with Ironmongery set off this stunning home. South West Facing Rear Gardens.

Call our friendly team for further information on 01592 752944.

- STUNNING 5 BEDROOM DETACHED FAMILY VILLA

- \* ~~LUXURY OPEN PLAN KITCHEN/DINER~~ **Luxury Open Plan Kitchen/Diner** choosing your own Kitchen and Tiling Choices
- \* Reservation Fee Applies
- \* **5 BEDROOMS (BEDROOM 5 LOCATED ON GROUND LEVEL ALSO IDEAL BARONY SHOWHOME AVAILABLE TO VIEW STUDY/OFFICE)**

~~PHOTOGRAPHS HAVE BEEN TAKEN FROM A BARONY SHOWHOME~~ **PHOTOGRAPHS HAVE BEEN TAKEN FROM A BARONY SHOWHOME**

- DRESSING AREA IN MASTER BEDROOM
- SOLAR PANELS & GAS CENTRAL HEATING
- TURFED TO FRONT
- DRIVEWAY TO SIDE
- SPACIOUS SINGLE GARAGE
- SHOWHOME AVAILABLE FOR VIEWING BY APPOINTMENT ONLY







**ELD- CASTLE GAIT**

**DIRECTIONS**

**LOCATION/AMENITIES – East Wemyss**

**PHOTOGRAPHS (Illustration Purposes Only)**

**FLOOR SPACE - 149m<sup>2</sup>**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**LOUNGE** 12'0" x 16'9" (approx) (3.66m x 5.11m (approx))

**OPEN PLAN KITCHEN/DINING**

19'6" x 10'2" (approx) (5.94m x 3.10m (approx))

**UTILITY** 6'5" x 6'1" (approx) (1.96m x 1.85m (approx))

**2ND PUBLIC ROOM/BEDROOM 5/STUDY (GROUND LEVEL)**

9'10" x 9'1" (approx) (3.00m x 2.77m (approx))

**LARGE WC** 6'5" x 4'11" (approx) (1.96m x 1.50m (approx))

**LARGE REAR VESTIBULE**

**UPPER LEVEL**

**BEDROOM 1 (MASTER)**

10'4" x 16'9" (approx) (3.15m x 5.11m (approx))

**MASTER EN-SUITE**

5'11" x 5'8" (approx) (1.80m x 1.73m (approx))

**BEDROOM 2**

12'0" x 10'10" (approx) (3.66m x 3.30m (approx))

**BEDROOM 2 EN-SUITE**

5'9" x 5'10" (approx) (1.75m x 1.78m (approx))

**BEDROOM 3** 9'5" x 11'6" (approx) (2.87m x 3.51m (approx))

**BEDROOM 4** 9'2" x 12'9" (approx) (2.79m x 3.89m (approx))

**FAMILY BATHROOM**

7'0" x 8'7" (approx) (2.13m x 2.62m (approx))

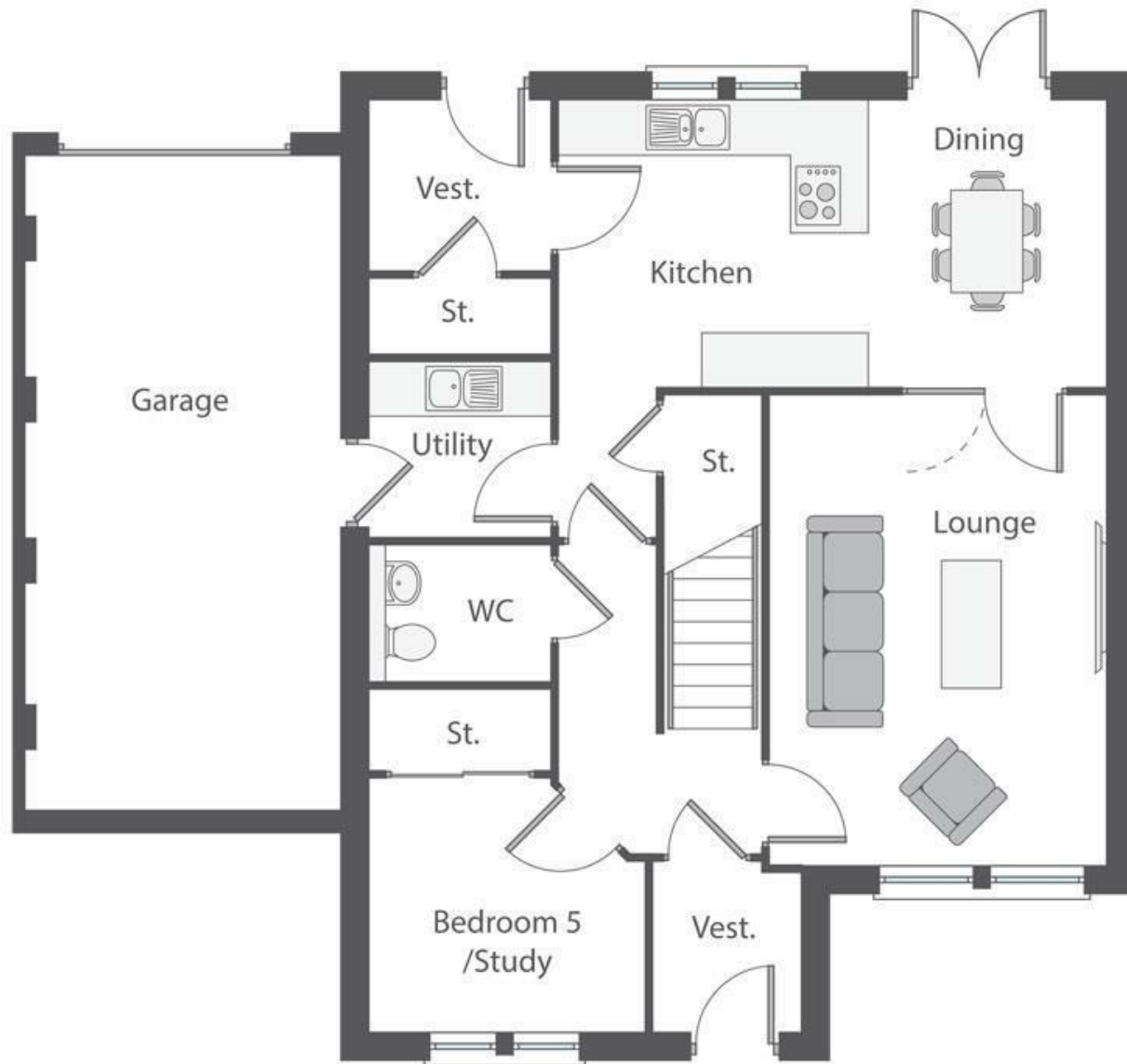
**GARDEN GROUNDS**

**LINKED SINGLE GARAGE**

**DRIVEWAY**

**PREMIER GUARANTEE**

**INFORMATION**



## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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