KIRKCALDY

LINEN LOFTS

Stylish urban living just a stone's throw from picturesque coastline

COULTERS

A stone's throw
from the picturesque coastline

Promising stylish urban living just a stone's throw from picturesque coastline and within easy reach of the capital, Kirkcaldy Linen Lofts offers a selection of affordable homes aimed at professionals, first-time buyers, investors and downsizers. Set in the heart of Kirkcaldy, the Linen Lofts' convenient town-centre location lies desirably close to the Promenade, with shops, cafés and restaurants on the doorstep, and the train station just minutes' walk away.

THIRTEEN

one and two-bedroom apartments

Currently under construction by Consilium Homes, the thirteen one and two-bedroom apartments are set over four floors of a completely refurbished and redeveloped C-Listed sandstone building; formerly a Victorian linen mill and still home to one of Scotland's oldest shopping arcades on the ground floor.

Inspired by the mill's industrial past, the apartments boast airy open-plan living spaces and minimalist interiors, with delightful conservation-style sash-and-case double-glazed windows seamlessly blending with the contemporary fittings and features.

FEATURES

Kirkcaldy Linen Lofts

- Stylish urban development
- 13 x one and two-bedroom apartments
- Outstanding, central town location
- Historic C-Listed mill conversion
- Light and spacious layout and design
- On-trend industrial-influenced interiors
- Modern building standards offering eco-living
- Permit parking available

Breakdown of apartments per floor

- 1 x 2-bedroom, ground floor apartment
- 3 x 2-bedroom plus 2 x 1-bedroom, first floor apartments
- 3 x 2-bedroom plus 2 x 1-bedroom, second floor apartments
- 2 x 2-bedroom, loft apartments

TWO

larger loft-style apartments with far-reaching sea views located on the top floor

Properties available will be one mezzanine level apartment, five apartments each on the second and third floors, and two larger loft-style apartments with far-reaching sea views located on the top floor.

Incorporated into each home will be an entrance hall, a sleek fully integrated kitchen and living/dining area with a sociable open-plan arrangement, two double bedrooms and a bathroom with a WC-suite and shower-over-bath. Plentiful well-placed windows will flood the convivial interiors with natural light.

FLOODED
with natural light

BUILT
to excellent
modern standards

All properties will be built to excellent modern standards, with modern electric heating system and sash-and-case double glazing promising a cost-efficient, warm environment. The development benefits from an off-street entrance via the Olympia shopping arcade, providing secure access to all apartments via a communal stairwell.

ABBOTSHALL
Linen Works

Once one of Fife's booming linen towns, at one point producing 2 million yards of linen annually, Kirkcaldy hosted numerous mills including the significant Abbotshall Linen Works, built on the High Street in 1858 and extended several times. Sympathetic to its town centre setting, the imposing sandstone building boasts an unusual multi-storey design more in the style of a tenement rather than a factory. The Works were extended to house a shopping arcade, still running today, and a church hall serving the local Apostolic and Rhema communities. After being in a state of decline for several years, this historic C-Listed building is now destined to enjoy a new lease of life as stylish 21st-century homes and will remain as a prominent reminder of the town's industrious past.

*Samples of typical Victorian Mill works interiors. Copyright - The Belfast

Floor Plans

FLAT 1 (No. 20) - 62m²

Living Room/Kitchen	6.17m x 3.80m
Bedroom 1	3.91m x 3.08m
Bedroom 2	2.86m x 3.90m
Bathroom	2.86m x 2.37m

FLAT 2 (No. 21)- 42.5m²

Living Room/Kitchen	4.03m x 5.16m
Bedroom	2.88m x 3.90m
Bathroom	2.88m x 1.56m

FLAT 3 (No. 22) - 57.6m²

Living Room/Kitchen	4.06m x 5.16m
Bedroom 1	3.06m x 4.72m
Bedroom 2	3.06m x 3.57m
Bathroom	2.16m x 2.10m

FLAT 4 (No. 23) - 55.6m²

Living Room/Kitchen	3.33m x 7.41m
Bedroom 1	3.11m x 3.49m
Bedroom 2	3.11m x 2.93m
Bathroom	1.70m x 2.90m

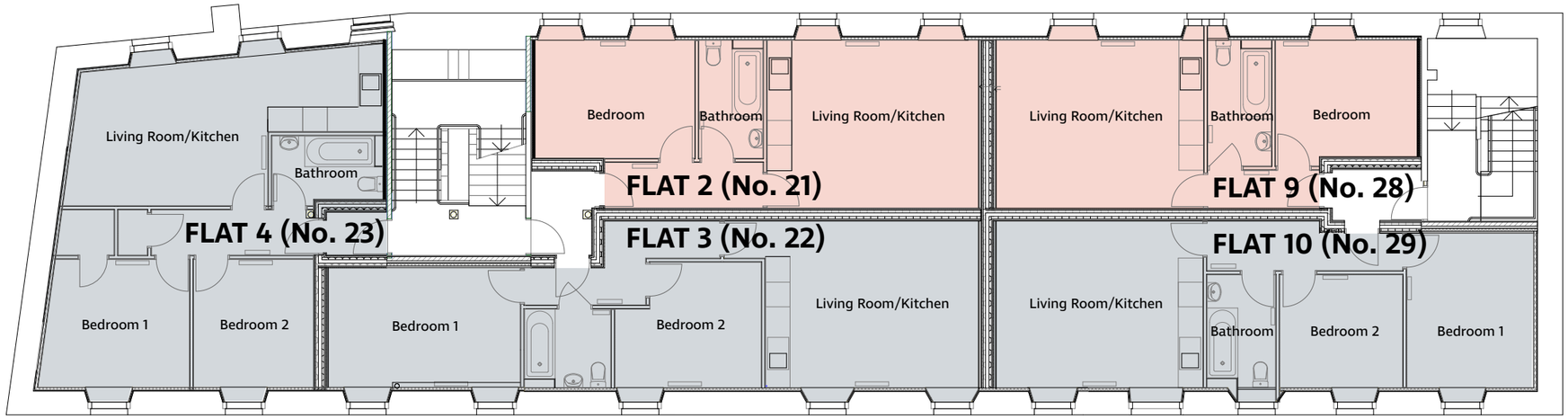
FLAT 9 (No. 28) - 40.0m²

Living Room/Kitchen	4.19m x 5.06m
Bedroom	2.84m x 3.45m
Bathroom	2.84m x 1.55m

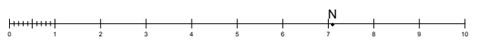
FLAT 10 (No. 29) - 50.0m²

Living Room/Kitchen	4.08m x 5.05m
Bedroom 1	3.76m x 3.09m
Bedroom 2	2.75m x 3.01m
Bathroom	2.75m x 1.66m

GROUND FLOOR MEZZANINE LEVEL



FIRST FLOOR



One-bedroom apartment

Two-bedroom apartment

Loft style two-bedroom apartment

Floor Plans

FLAT 5 (No. 24) - 42.5m²

Living Room/Kitchen	4.10m x 5.16m
Bedroom	2.88m x 3.90m
Bathroom	2.88m x 1.56m

FLAT 6 (No. 25) - 57.6m²

Living Room/Kitchen	4.06m x 5.20m
Bedroom 1	3.06m x 4.72m
Bedroom 2	3.06m x 3.57m
Bathroom	2.16m x 2.10m

FLAT 7 (No. 26) 55.6m²

Living Room/Kitchen	3.33m x 7.41m
Bedroom 1	3.11m x 3.49m
Bedroom 2	3.11m x 2.93m
Bathroom	1.70m x 2.90m

FLAT 8 (No. 27) - 66.0m²

Living Room/Kitchen	4.17m x 5.99m
Bedroom 1	4.17m x 3.00m
Bedroom 2	2.58m x 3.51m
Bathroom	2.58m x 1.70m

FLAT 11 (No. 30) - 40.0m²

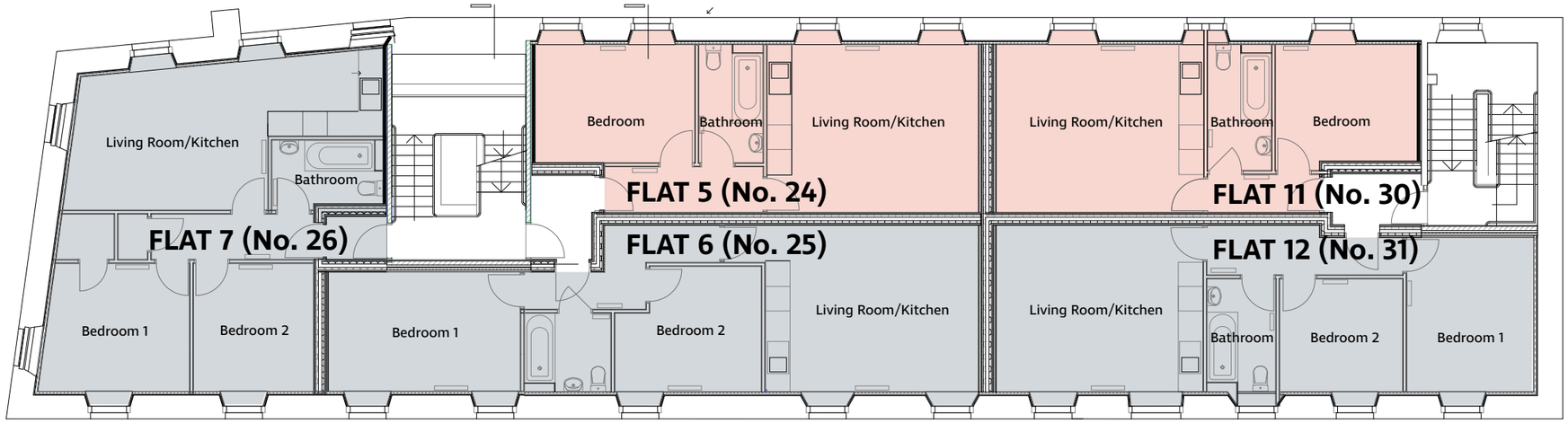
Living Room/Kitchen	4.11m x 5.06m
Bedroom	3.45m x 2.84m
Bathroom	3.07m x 1.55m

FLAT 12 (No. 31) - 50.0m²

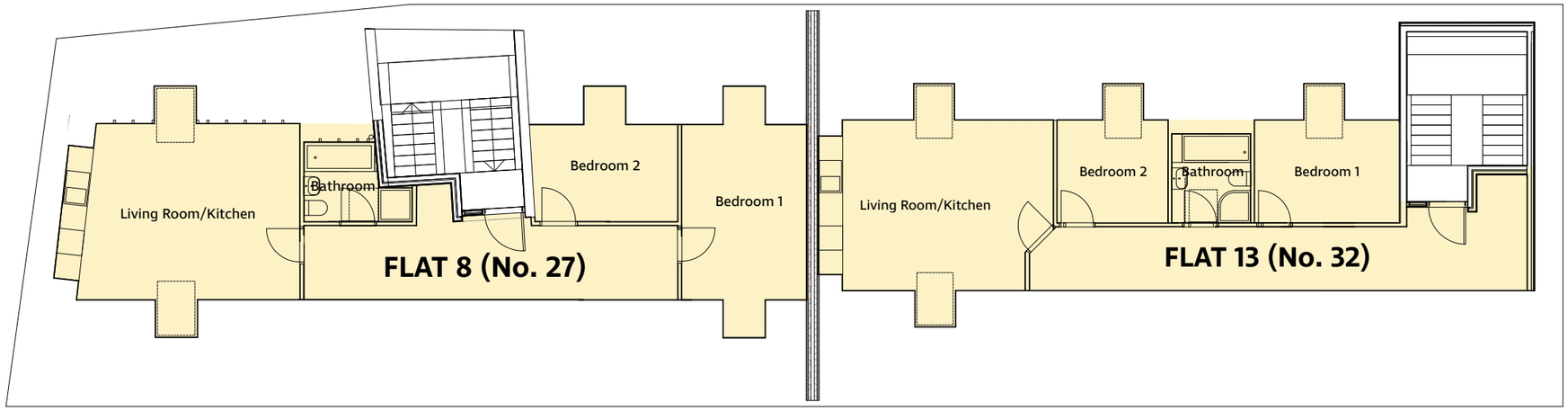
Living Room/Kitchen	4.06m x 5.05m
Bedroom 1	3.75m x 3.09m
Bedroom 2	2.75m x 3.01m
Bathroom	2.75m x 1.66m

FLAT 13 (No. 32) - 65.0m²

Living Room/Kitchen	4.17m x 5.70m
Bedroom 1	2.65m x 3.55m
Bedroom 2	2.65m x 2.75m
Bathroom	2.20m x 1.95m



SECOND FLOOR



THIRD FLOOR

One-bedroom apartment

Two-bedroom apartment

Loft style two-bedroom apartment

Set on the scenic Fife coast

well-connected to the capital

With rail services taking approximately forty minutes, the seaside town of Kirkcaldy is an ideal location for those seeking a relaxed alternative to city living.

The town hosts a good selection of high-street retail outlets, including a shopping centre, and big-name supermarkets, as well as numerous bars, restaurants, cafés, and takeaways, and a Farmer's Market is held once a month. Kirkcaldy Leisure Centre includes pools, a gym and fitness studio, and sports hall, whilst the town also offers easy access to picturesque beach and woodland walks. The landscaped Beveridge Park boasts delightful formal gardens and walking routes, whilst Ravenscraig Park, site of the ancient Ravenscraig Castle, links to the long-distance Fife Coastal Path.

The town also enjoys a golf course, an art gallery, a museum, and a public library and each Easter plays hosts to Europe's longest street fair. Several state schooling options at primary and secondary level are provided, with independent institutions also available in the vicinity.

The town is well-served by regular bus and rail links and lies within easy reach of major road links and the motorway network.

AN IDEAL LOCATION

for those seeking a relaxed alternative to city living.

SPECIFICATION

KITCHEN

- Individual British designed kitchens by Howdens of Glenrothes are provided as standard, in a high gloss dove grey finish which maximise both workspace and storage
- The sink & taps are steel & chrome
- All carcasses are 18mm thick and all doors and drawers are soft closing, providing a luxury feel and ensuring strong build quality
- High quality, grey marble effect 44mm laminate worktop fitted as standard
- Lamona 4 ring touch control ceramic hob finished in stylish gloss black in all apartments with black, curved glass cooker hood to extract all odours externally
- Stainless steel electrical sockets (optional)
- Integrated Lamona fan oven fitted in each apartment, with built in grill, self cleaning oven linings and timer facility

BATHROOMS

- Sanitary ware will be provided from Instinct, in white, complemented with chrome taps and fittings
- Baths will be served by a wall mounted thermostatic shower and combined bath filler
- Chrome towel warmers will be fitted as standard to all bathrooms
- Modern, light coloured wall tiling will be provided at all bath and above sink areas

DECORATION

- Internal walls will be finished in white emulsion paint and ceilings will be finished in white
- Skirtings and facings will be finished in satin white

PLUMBING AND HEATING

- All apartments will benefit from Direct Mains water pressure
- Central heating and hot water will be provided via a high efficiency electric combi boiler and radiator system

IMPORTANT NOTICE: Consilium Homes (Ltd) reserve the right to change the specification without prior notice to purchasers. All room dimensions are correct at time of print but are subject to change due to construction issues as work progresses.

ELECTRICAL

- Energy efficient LED recessed down lights to all kitchen & bathrooms
- Pendant lightings
- Structured cabling for BT and Sky dish to each house (common Sky dish for apartments)
- White profile power sockets and switch plates
- TV outlet point in all Living rooms
- Door entry system to main common entrance for all apartments.
- Mains wired (with battery back-up) smoke detectors and carbon dioxide detectors in all apartments and common areas

EXTERNAL

- The building, dating back to the 1800s, has been externally finished with a lime based, cement free render product, which allows the original stone to breathe whilst providing longevity
- The roof has been entirely re-slated, using traditional slate throughout
- All properties will be able to benefit from permit parking at nearby Nicol St car park through Fife Council
- The adjacent Olympia Arcade, the second oldest of its kind in Scotland, is supported by a series of Local Authority grants and funding to dramatically improve its appearance and use in the very near future
- A property management factor will be appointed to maintain all the common areas within the overall development

DOORS & WINDOWS

- 5 lever locking system entrance doors to all apartments
- Internal pass doors will be 5 panel moulded style with brushed chrome handles
- Highly efficient double-glazed mock sash and case finished in traditional ivory colour windows throughout

WARRANTIES

- All properties benefit from 10 year Professional Completion Certificate, as provided by London Belgravia

LOCAL AMENITIES

1. The Estuary Bar
2. Kirkcaldy West Primary School
3. Lidl Supermarket
4. Dunelm Home Goods Store
5. Novar Bar
6. La Valente Take Away
7. Tony's Kebab & Pizza House
8. Exchequer Pub
9. Bank of Scotland
10. Cupcake Coffee Box
11. Kirkcaldy Leisure Centre
12. Kirkcaldy Indoor Market
13. Cafe Continental
14. Amritsar Tandoori Restaurant
15. Spice Of Life
16. The Heritage Bar
17. Kirkcaldy Bus Station *(approx. 59 mins' to Edinburgh)*
18. Kirkcaldy Galleries
19. Kirkcaldy Train Station *(approx. 46 mins' to Edinburgh)*
20. University of Dundee: School of Nursing and Health Sciences & NHS Fife Accomodation
21. Beveridge Park
22. Seafield Beach
23. Permit parking

Mortgage Advice Bureau

Mortgage Advice Bureau is the UK's leading mortgage intermediary brand, winning over 150 national awards for the quality of its advice and service.

They offer expert mortgage advice on a local, regional and national level, both face to face and over the phone. The expert advice they offer, combined with the volume of mortgages that they arrange, places us in a very strong position to ensure that you have access to the latest deals available and receive a first-class service. They know how important this purchase is for you and will work with us to provide the very best level of service

They will search 12,000 products from across 90 lenders to find the right one for your circumstances and needs. Some of these schemes cannot be found on the high street and are exclusive to Mortgage Advice Bureau. They cover all aspects of property-related lending including Help to Buy, Buy-to-Let, Affordable Housing schemes and many more. They handle the entire mortgage process through to fruition, to make sure exchange and completion deadlines are met.

Mortgage Advice Bureau provide our customers a fee free service. There is no cost for our customers who are buying a new build property.

Get the ball rolling by having a conversation with our team:

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Jack Wilson, New Build Team Manager
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COULTERS

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