

# KINGSLAW GAIT

BORELAND AVENUE, KIRKCALDY KY1 2BN



3 AND 4 BEDROOM HOMES



**BARRATT**  
— HOMES —

# KINGSLAW GAIT

## DEVELOPMENT LAYOUT

### KEY

	Coull	3 bedroom semi-detached/ terraced home
	Cupar	3 bedroom semi-detached/end-terraced home
	Traquair	3 bedroom semi-detached home
	Thurso	3 bedroom semi-detached home
	Abergeldie	3 bedroom semi-detached/ end-terraced home
	Ravensraig	3 bedroom semi-detached home
	Glamis	4 bedroom detached home
	Corgarff	4 bedroom detached home
	Dunbar	4 bedroom detached home
	Dean	4 bedroom detached home
	Craigston	4 bedroom detached home
	Campbell	4 bedroom detached home
	Inveraray	4 bedroom detached home
	Inverness	4 bedroom detached home
	Balmoral	4 bedroom detached home
	Balloch	4 bedroom detached home
	Birkwood	4 bedroom detached home
	Birkhill	4 bedroom detached home



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## 3 BEDROOM HOME



### Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1743mm	3'9" x 5'9"

(Approximate dimensions)

### First Floor

Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	↔	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# CUPAR

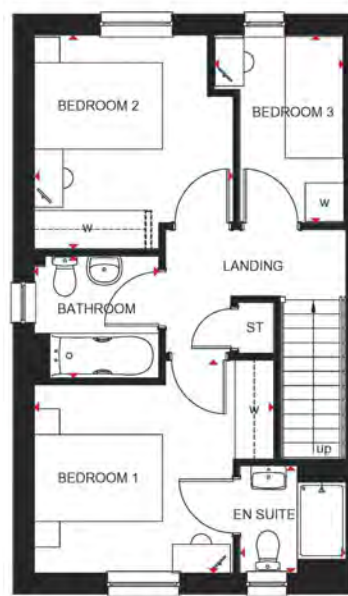
## 3 BEDROOM HOME



### Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B Boiler	dw Dishwasher space	w Wardrobe space
ST Store	f/f Fridge/freezer space	Dimension location	
wm Washing machine space	WFH Working from home space		



# THURSO

## 3 BEDROOM HOME



### Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# ABERGELDIE

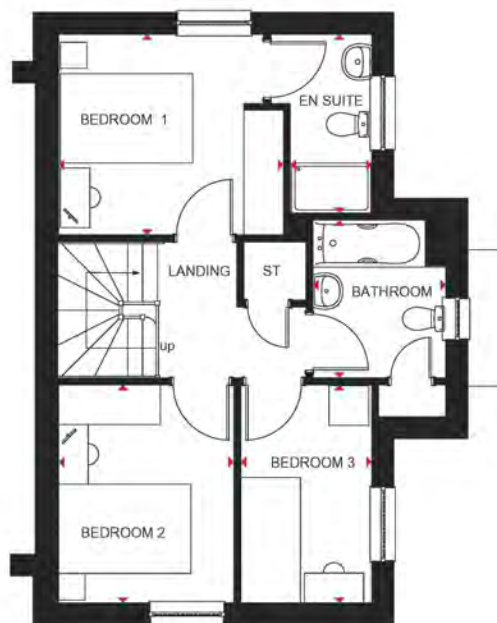
## 3 BEDROOM HOME



### Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

### KEY

B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
wm	Washing machine space	WFH	Working from home space		



# RAVENSCRAIG

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point  
\*Selected plots



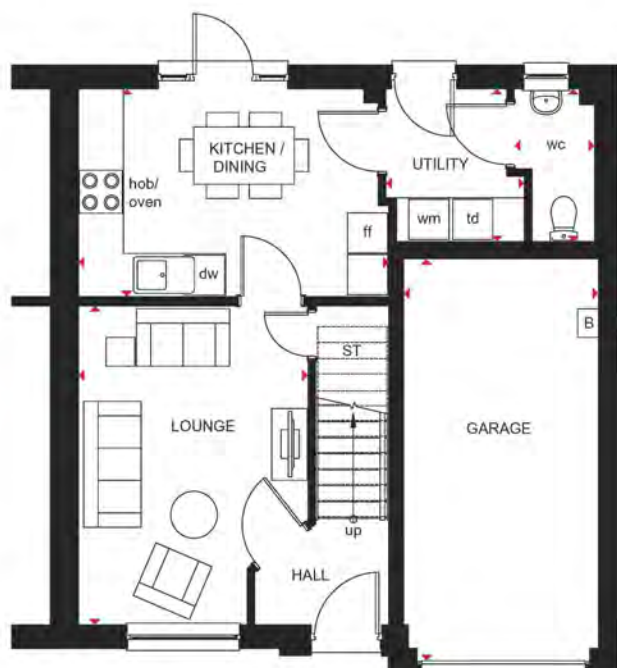
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	3204 x 4442mm	10'6" x 14'7"
Kitchen/Dining	4329 x 2898mm	14'2" x 9'6"
Utility	1935 x 2132mm	6'4" x 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2738 x 5446mm	9'0" x 17'10"

[Approximate dimensions]



### First Floor

Bedroom 1	2763 x 5828mm	9'1" x 19'1"
En Suite	1322 x 2673mm	4'4" x 8'9"
Bedroom 2	3204 x 4222mm	10'6" x 13'10"
Bedroom 3	3532 x 3140mm	11'7" x 10'4"
Bathroom	2170 x 1873mm	7'1" x 6'2"

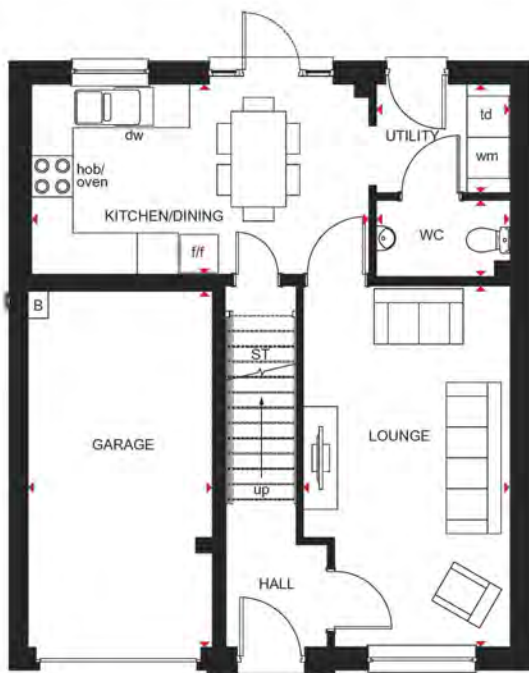
[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	l/f	Fridge/freezer space	↔	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# GLAMIS

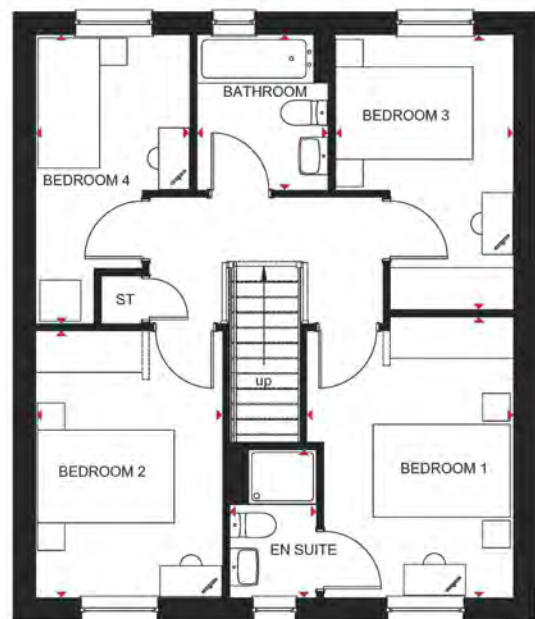
## 4 BEDROOM HOME



### Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# CORGARFF

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point  
\*Selected plots



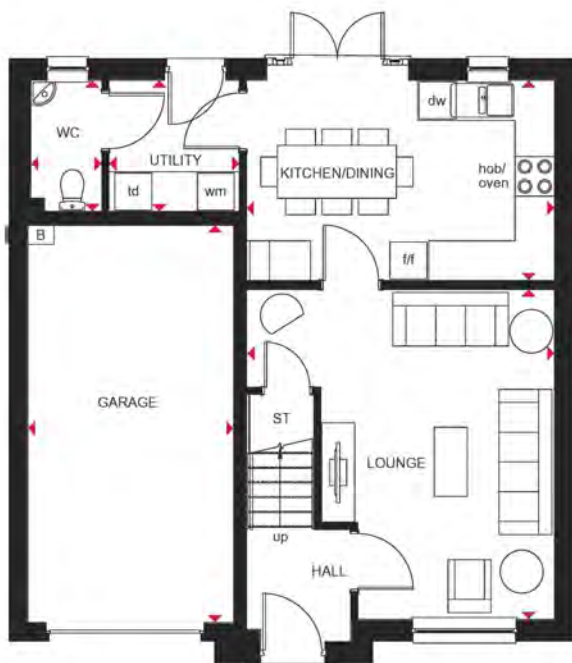
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



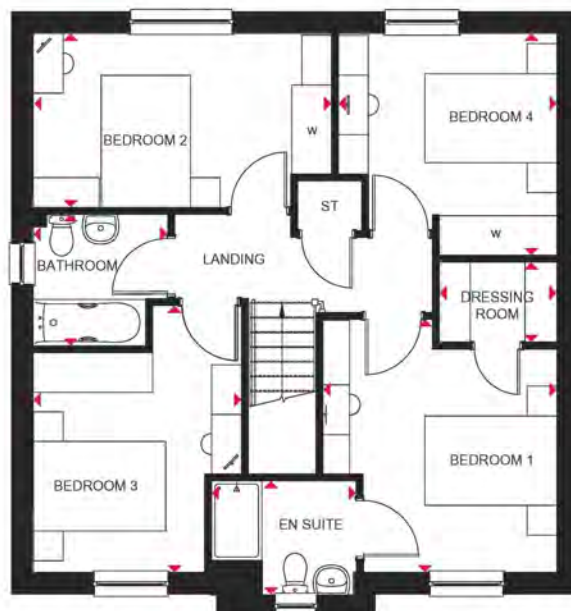
Highly-efficient insulation



### Ground Floor

Lounge	4658 x 4973mm	15'3" x 16'4"
Kitchen/Dining	4658 x 3024mm	15'3" x 9'11"
Utility	1976 x 1939mm	6'6" x 6'4"
WC	1074 x 1939mm	3'6" x 6'4"
Garage	3129 x 5956mm	10'3" x 19'6"

[Approximate dimensions]



### First Floor

Bedroom 1	3534 x 3829mm	11'7" x 12'7"
Dressing Room	1779 x 1200mm	5'10" x 3'11"
En Suite	2185 x 1716mm	7'2" x 5'8"
Bedroom 2	4509 x 2629mm	14'10" x 8'8"
Bedroom 3	3154 x 4039mm	10'4" x 13'3"
Bedroom 4	3304 x 3354mm	10'10" x 11'0"
Bathroom	2033 x 1980mm	6'8" x 6'6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
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	wm	Washing machine space	WFH	Working from home space		



# DEAN

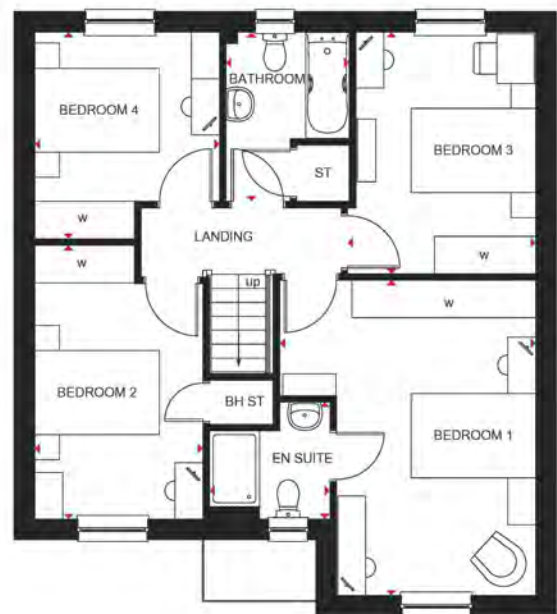
## 4 BEDROOM HOME



### Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/ Family	5226 x 3535mm	17'2" x 11'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

(Approximate dimensions)



### First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

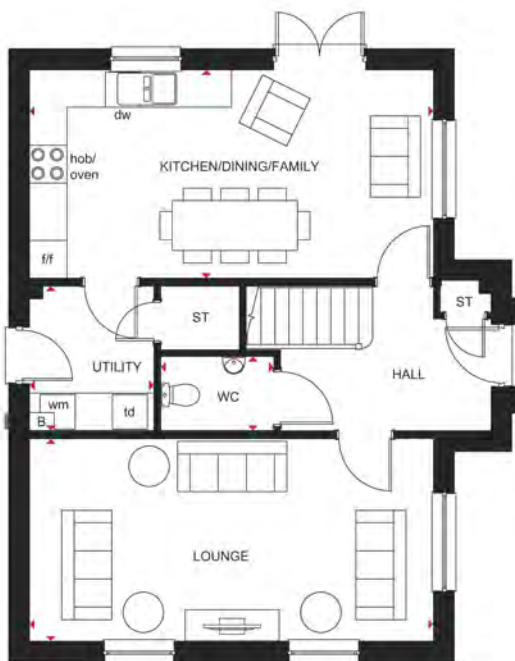
(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# CAMPBELL

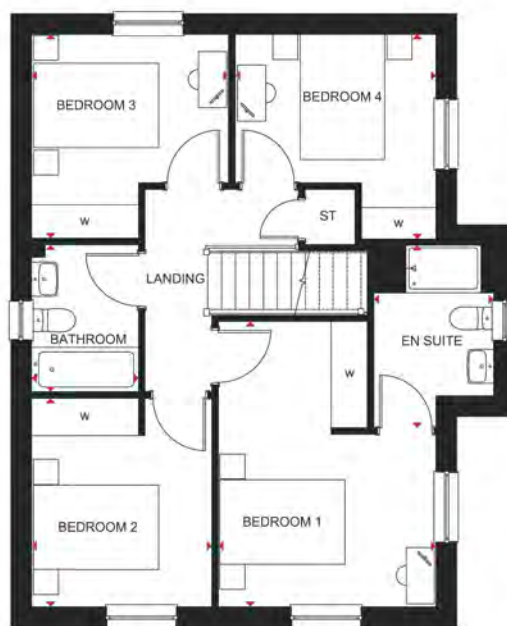
## 4 BEDROOM HOME



### Ground Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# INVERNESS

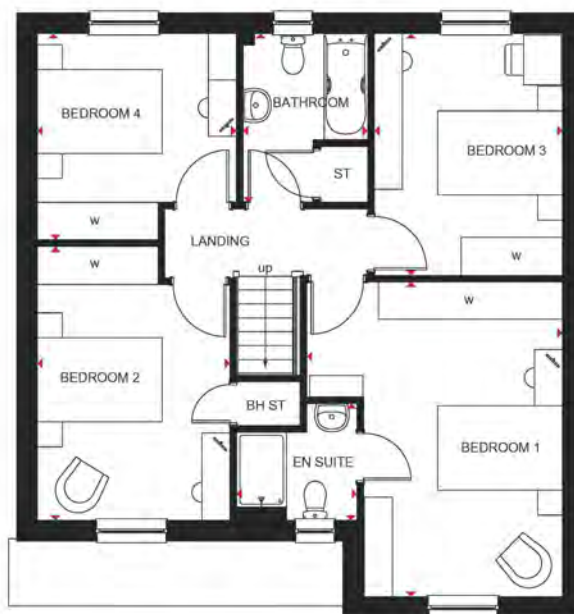
## 4 BEDROOM HOME



### Ground Floor

Lounge	3189 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5225 x 4473mm	17'2" x 14'8"
Utility	1881 x 2137mm	6'2" x 7'0"
WC	1103 x 2137mm	3'7" x 7'0"
Garage	3064 x 6221mm	10'1" x 20'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4101 x 5052mm	13'5" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	3088 x 4384mm	10'2" x 14'5"
Bedroom 3	3017 x 3875mm	9'11" x 12'9"
Bedroom 4	3190 x 3315mm	10'6" x 10'11"
Bathroom	2001 x 2715mm	6'7" x 8'11"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀ ▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# BALLOCH

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point  
\*Selected sites



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



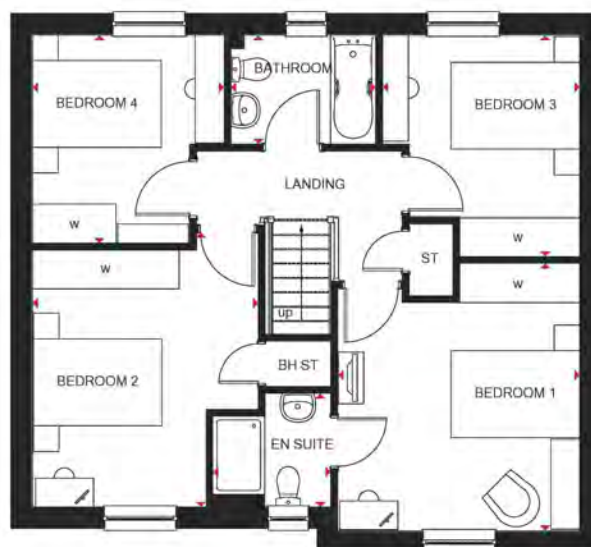
Highly-efficient insulation



### Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2726mm	27'11" x 8'11"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

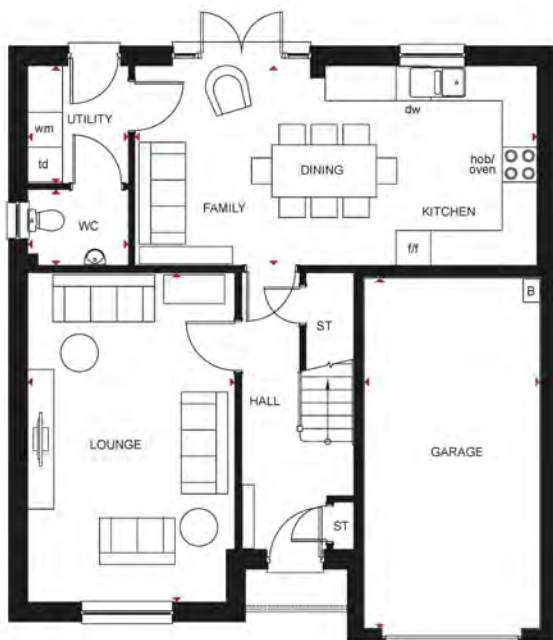
(Approximate dimensions)

<b>KEY</b>	<b>B</b> Boiler	<b>dw</b> Dishwasher space	<b>w</b> Wardrobe space
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>↔</b> Dimension location
	<b>wm</b> Washing machine space	<b>WFH</b> Working from home space	



# BIRKHILL

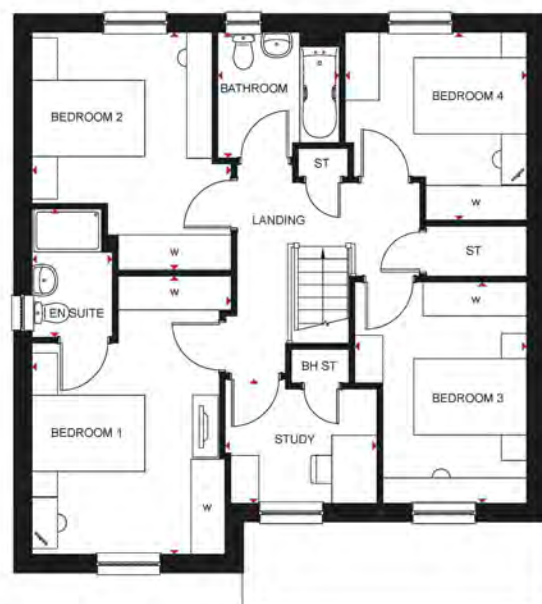
## 4 BEDROOM HOME



### Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/Family	6937 x 3430mm	22'9" x 11'3"
WC	1737 x 1300mm	5'8" x 4'3"
Utility	1737 x 2025mm	5'8" x 6'8"
Garage	3024 x 6020mm	9'11" x 19'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	3049 x 3919mm	10'0" x 12'10"
Bedroom 4	3218 x 3323mm	10'7" x 10'11"
Study	2689 x 2198mm	8'10" x 7'3"
Bathroom	2150 x 2224mm	7'1" x 7'4"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	t/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



**barratthomes.co.uk**

**0330 355 8460**

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