# **KINGSLAW GAIT**

### BORELAND AVENUE, KIRKCALDY KY1 2BN



#### 3 AND 4 BEDROOM 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	THE P
Abergeldie	3 bedroom semi-detached/ end-terraced home	
Ravenscraig	3 bedroom semi-detached home	216 - 226
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	
		<image/>

### barratthomes.co.uk



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Kingslaw Gait is a marketing name only and be the designated postal address, which may be determined by The Post Office. BDW003510/MAY25

## COULL

### **3 BEDROOM HOME**





im 12'2" x 15'3"
ım 11'9" x 11'9"
am 3'9" x 5'9"



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"

KEY в Boiler dw Dishwasher space ST f/f Store Fridge/freezer space Washing machine space WFH Working from home space wm

w 41

Wardrobe space





I



### **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"

KEY

в

ST

wm

Boiler

Store

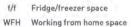
Washing machine space



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"

Wardrobe space w

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Dishwasher space

Dimension location





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dw

f/f

## **THURSO**

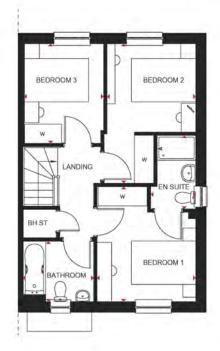
### **3 BEDROOM HOME**





#### 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 dimensi	onsl	



First Floor	Constant of Consta	
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"
Bathroom	C. C. M. M. C. C. MAN	71 x 6

KEY в Boiler dw Dishwasher space ST f/f Fridge/freezer space Store Washing machine space WFH Working from home space wm

Wardrobe space w

-Dimension location





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## 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"

KEY

в

ST

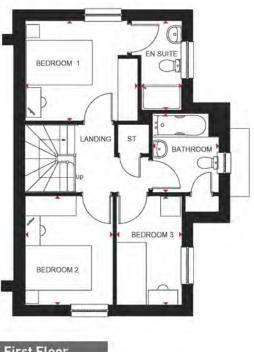
wm

Boiler

Store

Washing machine space

Approximate dimensions



First Floor	1	
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)

w Wardrobe space

Dimension location





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dw

1/1

WFH

Dishwasher space

Fridge/freezer space

Working from home space

## RAVENSCRAIG

#### **3 BEDROOM HOME**





G	TOIL	111	131	001	

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" × 7'0"
WC	1123 x 2132mm	3'8" x 7'0"
Garage	2738 x 5446mm	9'0" x 17'10"

KEY

в

ST

wm



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 dimensional

Wardrobe space w

Dimension location





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Boiler Store Washing machine space

- dw Dishwasher space f/f Fridge/freezer 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"

KEY

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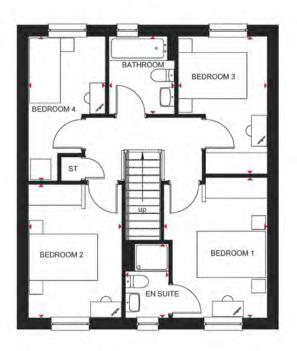
ST Store

wm

Boiler

Washing machine space

(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"
IAnnrovimate dimer	ricel	

w

Fridge/freezer space WFH Working from home space

Wardrobe space

4.8-1 Dimension location





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dw

f/f

Dishwasher space

## CORGARFF

### **4 BEDROOM HOME**





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. × 9.4.
WC	1074 x 1939mm	3'6" x 6'4"
Garage	3129 x 5956mm	10'3" × 19'6"

KEY

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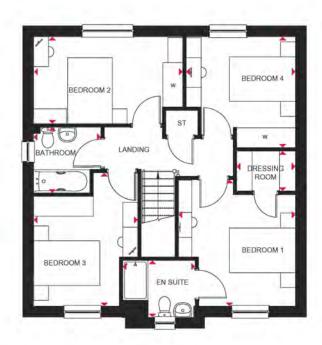
ST

wm

Boiler

Store

Washing machine space



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)

w Wardrobe space

Dimension location





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dw

f/f

Dishwasher space

WFH Working from home space

Fridge/freezer 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" × 17'9"

KEY

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ST

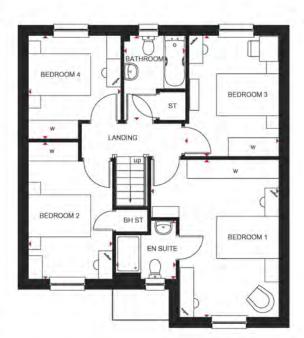
wm

Boiler

Store

Washing machine space

Approximate dimensions)

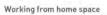


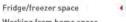
First Floor		
Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11'
Bathroom	1975 x 2715mm	6'6" × 8'11"

(Approximate dimensions)

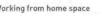
Wardrobe space w

Dishwasher space





4.





Dimension location





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dw

f/f

WFH

## CAMPBELL

#### **4 BEDROOM HOME**





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"

KEY

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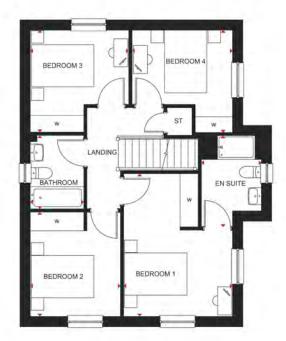
ST

wm

Boiler

Store

Washing machine space



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 10.6.
Bathroom	1707 x 2350mm	5'7" x 7'9"

[Approximate dimensions]

- w Wardrobe space

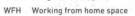


Dishwasher space

- Fridge/freezer space



4.





Dimension location





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### INVERNESS

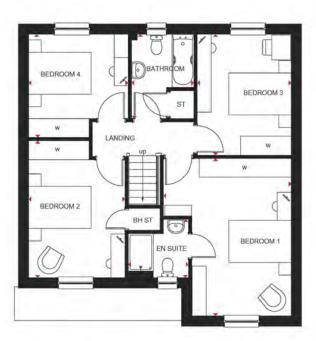
### **4 BEDROOM HOME**





Ground Floor		
Lounge	3189 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5225 x 4473mm	17'2" × 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 Floo			
	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]

KEY В Boiler dw Dishwasher space Wardrobe space w ST f/f Fridge/freezer space Store 4.8 **Dimension** location Washing machine space WFH Working from home space wm





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## BALLOCH

### **4 BEDROOM HOME**





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"

KEY

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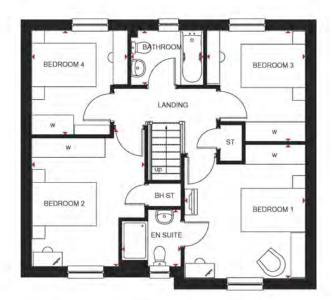
wm

Boiler

Store

Washing machine space

(Approximate dimensions)



First Floor	2	
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"
Annual states in the second		

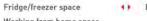
(Approximate dimensions)

w Wardrobe space

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WFH Working from home space

Dishwasher space



**Dimension** location





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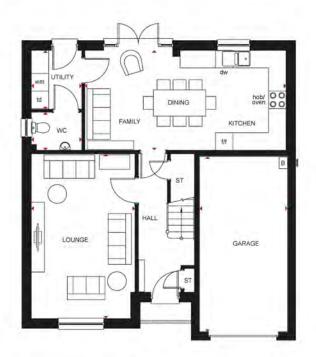
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F/1

## 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"

В

ST

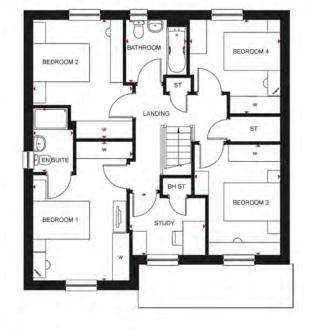
wm

Boiler

Store

Washing machine space

KEY



First Floor	and a second sec	
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	B'10" x 7'3"
Bathroom	2150 x 2224mm	7'1" x 7'4-

Approximate dimensional

Wardrobe space w

Dimension location

Fridge/freezer space Working from home space

Dishwasher space

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(Approximate dimensions)



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f/f

WFH

#### 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 buildingsafety 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.





Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.