

LUXURY WATERFRONT APARTMENTS
KIRKCALDY ESPLANADE



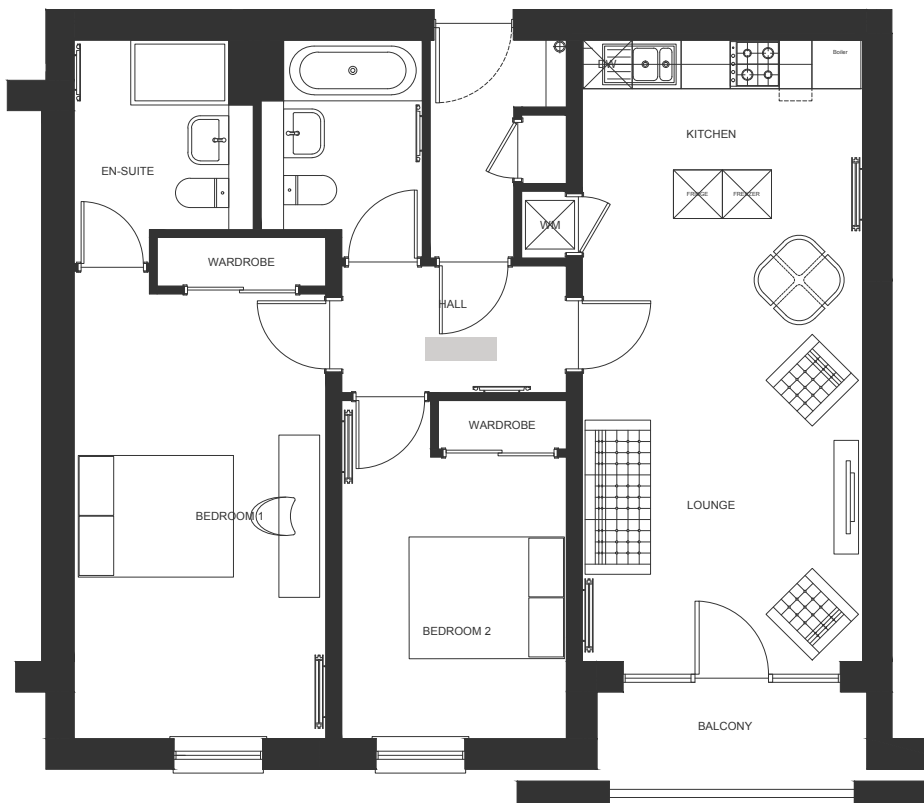
CANNON COURT
by Alex Penman



FLAT TYPE A

Total Floor Area	95 Sqm + 3.75 Sqm Balcony
Lounge / Dining	3630mm x 6700mm (11' 11" x 21' 11.75")
Kitchen	3630mm x 2550mm (11' 11" x 8' 4.5")
Bedroom 1	3000mm x 5637mm (9' 10" x 18' 6")
Ensuite	1200mm x 2110mm (3' 11.25" x 6' 11")
Bedroom 2	2631mm x 4342mm (8' 7.5" x 14' 3")
Bathroom	2631mm x 2295mm (8' 7.5" x 7' 6.25")

Flat 1	Level 1
Flat 4	Level 2
Flat 7	Level 3
Flat 10	Level 4



FLAT TYPE B

Total Floor Area	79.5 Sqm + 3.75 Sqm Balcony
Lounge / Kitchen	3431mm x 7660mm (11' 3" x 25' 1.5")
Bedroom 1	3081mm x 5532mm (10' 1.25" x 18' 1.75")
Ensuite	1894mm x 2337mm (6' 2.5" x 7' 8")
Bedroom 2	2750mm x 3523mm (9' 0.25" x 11' 6.75")
Bathroom	1700mm x 2687mm (5' 7" x 8' 9.75")

Flat 2	Level 1
Flat 5	Level 2
Flat 8	Level 3
Flat 11	Level 4

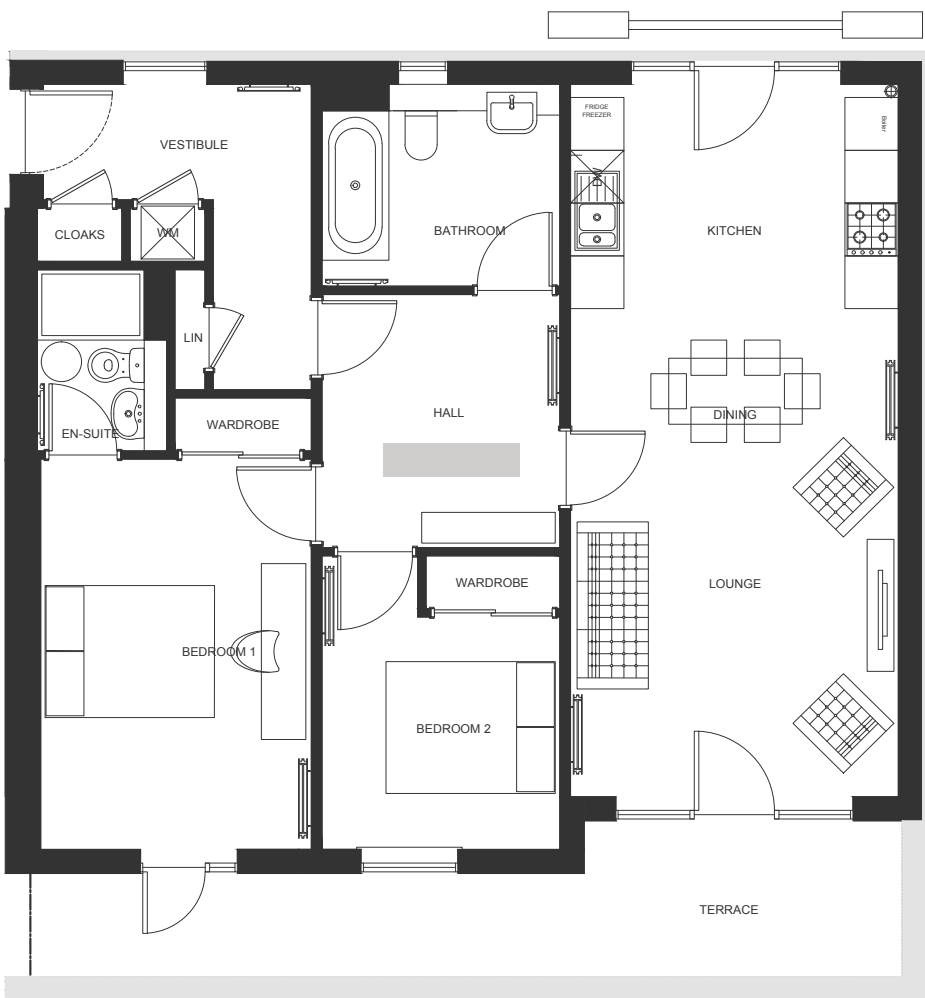
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FLAT TYPE C

- Total Floor Area**
78.5 Sqm + 3.75 Sqm Balcony
- Lounge / Kitchen**
3531mm x 6752mm (11' 7" x 22' 1.75")
- Bedroom 1**
3070mm x 5917mm (10' 1" x 19' 5")
- Ensuite**
1803mm x 2513mm (5' 11" x 8' 3")
- Bedroom 2**
2775mm x 4488mm (9' 1.25" x 14' 8.75")
- Bathroom**
3255mm x 1700mm (10' 8.25" x 5' 7")

Flat 3	Level 1
Flat 6	Level 2
Flat 9	Level 3
Flat 12	Level 4



PENTHOUSE TYPE D

- Total Floor Area**
82.6 Sqm + 13.8 Sqm Terrace
- Lounge / Dining**
3680mm x 5650mm (12' 1" x 18' 6.5")
- Kitchen**
3680mm x 2550mm (12' 1" x 8' 4.5")
- Bedroom 1**
3037mm x 4437mm (9' 11.5" x 14' 6.75")
- Ensuite**
1200mm x 2060mm (3' 11.25" x 6' 9")
- Bedroom 2**
2668mm x 3337mm (8' 9" x 10' 11.5")
- Bathroom**
2668mm x 1995mm (8' 9" x 6' 6.5")

Flat 13	Level 5
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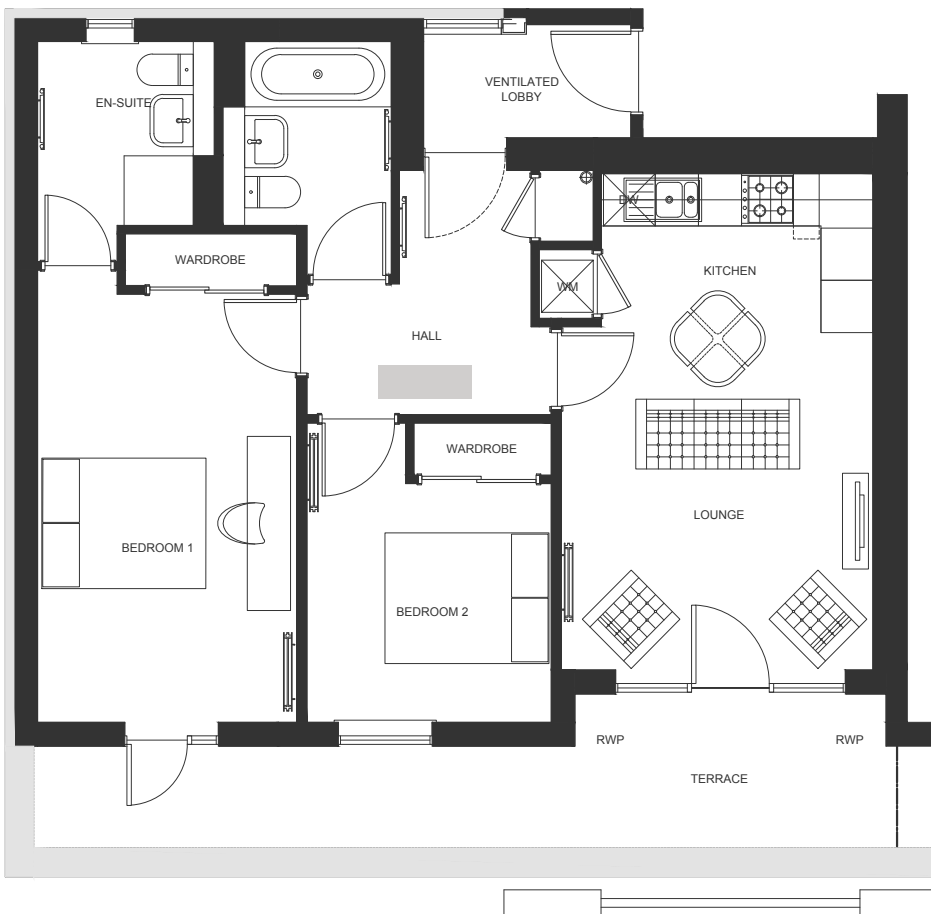
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PENTHOUSE TYPE E

- Total Floor Area**
67.3 Sqm + 13.8 Sqm Terrace
- Lounge / Kitchen**
3506mm x 6610mm (11' 6" x 21' 8.25")
- Bedroom 1**
3118mm x 4557mm (10' 2.75" x 14' 11.5")
- Ensuite**
1200mm x 2253mm (3' 11.25" x 7' 4.75")
- Bedroom 2**
2788mm x 3437mm (9' 1.75" x 11' 3.25")
- Bathroom**
2716mm x 2350mm (8' 11" x 7' 8.5")

Flat 14 Level 5



PENTHOUSE TYPE F

- Total Floor Area**
66 Sqm + 13.8 Sqm Terrace
- Lounge / Kitchen**
3606mm x 5715mm (11' 10" x 18' 9")
- Bedroom 1**
3070mm x 4942mm (10' 1" x 16' 2.5")
- Ensuite**
1803mm x 2113mm (5' 11" x 6' 11.25")
- Bedroom 2**
2830mm x 3437mm (9' 3.5" x 11' 3.25")
- Bathroom**
2688mm x 1700mm (8' 9.75" x 5' 7")

Flat 15 Level 5

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Cannon Court waterfront apartments are perfectly located on Kirkcaldy's Esplanade offering amazing views of Edinburgh and the Lothians. Finished to the highest standards, this is luxury living at its best.

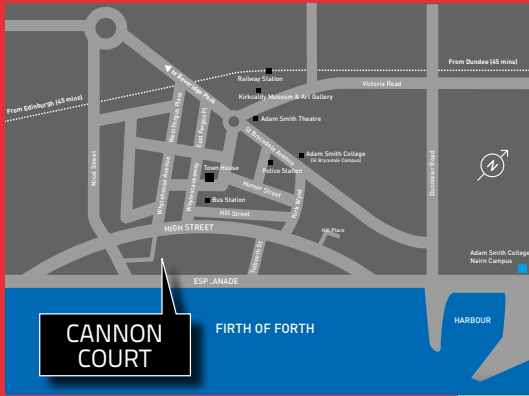
FLOOR PLAN (LEVELS 1 - 4)



FLOOR PLAN (LEVEL 5 PENTHOUSES)



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LUXURY WATERFRONT APARTMENTS KIRKCALDY ESPLANADE

Kirkcaldy, situated on the South coast of the Kingdom of Fife, has something to offer everyone: beaches, parks, a thriving town centre and surrounded by lovely countryside.

It is only half an hour from Edinburgh and less than an hour from Dundee and with its own train station, Kirkcaldy is an ideal town for commuting to both cities.



SPECIFICATIONS & OPTIONS

All apartments are designed and built to the highest specifications as you would expect from an Alex Penman home.

Each apartment is fitted with top of the range modern kitchens with appliances including an oven, hob, cooker hood, microwave, dishwasher, washer/dryer and fridge/freezer.

Bathrooms have been fitted with modern luxury designed bathroom suites which, alongside chrome electrical fittings throughout, adds to the contemporary feel of the property.

With 2 spacious double bedrooms, both providing built in storage space and the master bedroom encompassing an en-suite, these luxury apartments provide comfortable and modern living for an individual, couple or small family.

Apartments are secured by an electronic door entry system as well as secure parking. Upper floors can be accessed by a lift and top floor apartments provide roof terraces with glass balconies, offering even more stunning views of the Forth.

The specification of these apartments comes as standard. However, there are options that can be personalised to suit you.

- American white oak moulded architraves and internal doors throughout
- Selection of modern kitchen units with appliances including oven hob, cooker hood, microwave, dishwasher, washer/dryer and fridge/freezer
- Contemporary luxury designed bathroom suites
- All properties have ensuite off master bedroom
- Chrome electrical fittings throughout
- Electronic door entry system and secure parking
- Lifts to all upper floors
- Limited parking spaces
- Balconies to all upper floors
- Top floor apartments have roof terraces with glass balconies
- Excellent U values and performance certificate

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