

# Ferrard Road, Kirkcaldy

A Development of 15 Apartments for Mid Market Rent



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## The Location

Kingdom Initiatives are working with Abbotshall Homes to provide 15 high quality one and two bedroom apartments for Mid Market Rent in the former Royal Burgh of Kirkcaldy.

Conveniently located near the centre of town, Ferrard Road has a host of facilities right on the doorstep. The nearby Mercat Shopping Centre and High Street offer a wide range of independent shops and well known high street retailers. Excellent sports facilities including a 25 metre, 6 lane swimming pool are provided at the new Kirkcaldy Leisure Centre, which is less than a mile from the apartments. The Adam Smith Theatre offers a full programme of comedy, dance, drama, music, and children's theatre. Kirkcaldy offers schooling at nursery, primary and secondary levels with Fife College having two campuses in the town.

If football is your passion then you could head along to Starks Park and support the local Scottish Championship football team, Raith Rovers or if ice hockey is more your thing then you can watch the UK's oldest professional hockey team, the Fife Flyers playing at the local ice rink. Golfers can choose from two golf courses, one of which offers spectacular views over the Firth of Fourth. There are 3 large parks in Kirkcaldy, Dunnikier; Ravenscraig and Beveridge Park.

Just 11 miles north of Edinburgh, Kirkcaldy, or the 'Lang Toun' as it is known locally is ideally located for all transport links. Road links to the Central belt, West, South and North are via the A92 which is approximately 5 minutes drive from Ferrard Road. The nearby bus station has excellent links to the main cities and towns in Scotland and frequent town centre services. Kirkcaldy train station, part of the East Coast national rail network is only a few minutes walk from the properties, with a journey time of just 45 minutes taking you straight into Edinburgh city centre.





## The Apartments

As part of a larger development by Abbotshall Homes, consisting of apartments and a Nursing Home, the Kingdom Initiatives Mid Market Rent properties are split over 2 blocks.

There are 14 two bedroom apartments and 1 one bedroom apartment available, all of which have been designed with modern living in mind, incorporating contemporary design features and practical, low maintenance benefits.

Dining space has been incorporated into the open plan lounge/kitchen diner in each apartment and the kitchens have been fitted with a range of quality units and worktops. The bathrooms have a modern white suite comprising of a bath with over bath shower, shower screen, wash hand basin and WC. Fitted wardrobes are provided in each bedroom and there is ample storage space.

The apartments are unfurnished, however blinds, floor coverings and an electric oven & hob are provided.

The apartments have been designed and built to Secured by Design standards; this is a Police Initiative to guide designers to adopt crime prevention measures when designing new developments. All apartments are fitted with an 'A' rated gas central heating and double glazing and have an Energy Efficiency Rating of B making them highly energy efficient.

**Please note that dogs are not permitted in any of these apartments due to the shared entrances.**



Examples of Mid Market Rent Properties in Dunfermline & Kirkcaldy



Bathroom at Pittencrieff Street, Dunfermline

## Specification

All apartments include the following:

- Modern Fitted Kitchen with Oven/Hob
- Modern White Bathroom Suite
- Double Glazing
- Gas Central Heating System
- Secure Door Entry System
- CO and Smoke Detectors
- Floor Coverings
- Blinds
- Fitted Wardrobes
- Telephone & Satellite TV Outlets in Lounge & Main Bedroom



Kitchen at Pittencrieff Street, Dunfermline

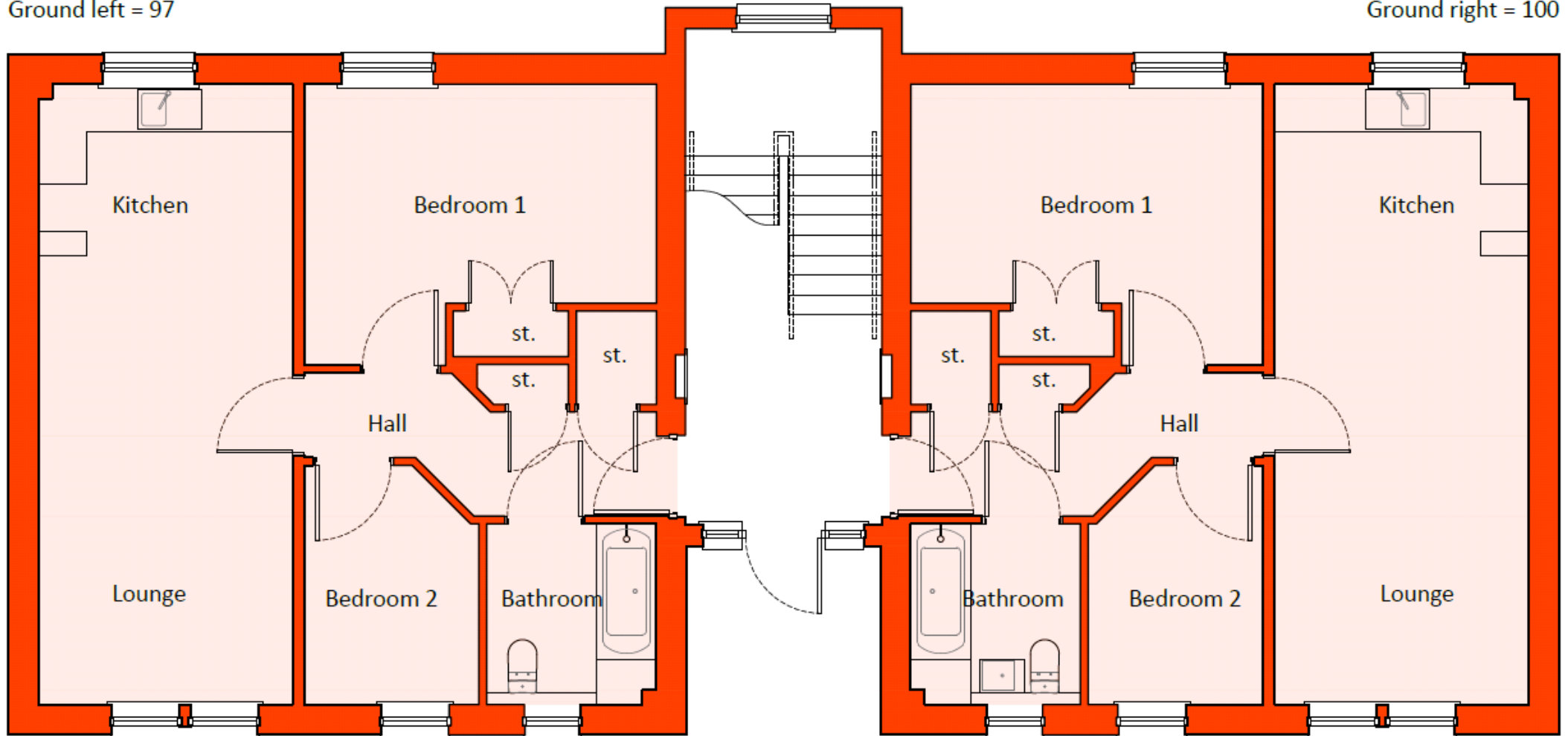
Plot	Floor	Postal Address	Double Bedrooms	Single Bedrooms	Energy Rating	Est. Date of Availability	Est. Monthly Rent*
97	Ground	19 Sunny Braes Court	1	1	B86	May 2016	£418
98	First	20 Sunny Braes Court	1	1	B86	May 2016	£418
99	Second	21 Sunny Braes Court	1	1	B85	May 2016	£418
100	Ground	22 Sunny Braes Court	1	1	B86	May 2016	£418
101	First	23 Sunny Braes Court	1	1	B86	May 2016	£418
102	Second	24 Sunny Braes Court	1	1	B85	May 2016	£418
103	Ground	25 Sunny Braes Court	1	1	B86	May 2016	£418
104	First	28 Sunny Braes Court	1	1	B86	May 2016	£418
105	Second	31 Sunny Braes Court	1	1	B85	May 2016	£418
106	Ground	27 Sunny Braes Court	1	1	B86	May 2016	£418
107	First	30 Sunny Braes Court	1	1	B86	May 2016	£418
108	Second	33 Sunny Braes Court	1	1	B85	May 2016	£418
109	Ground	26 Sunny Braes Court	1	1	B86	May 2016	£418
110	First	29 Sunny Braes Court	1	1	B86	May 2016	£418
111	Second	32 Sunny Braes Court	1	-	B85	May 2016	£343

\* The monthly rents shown are approximate and will be confirmed nearer the completion date; dates and specification are subject to variation.

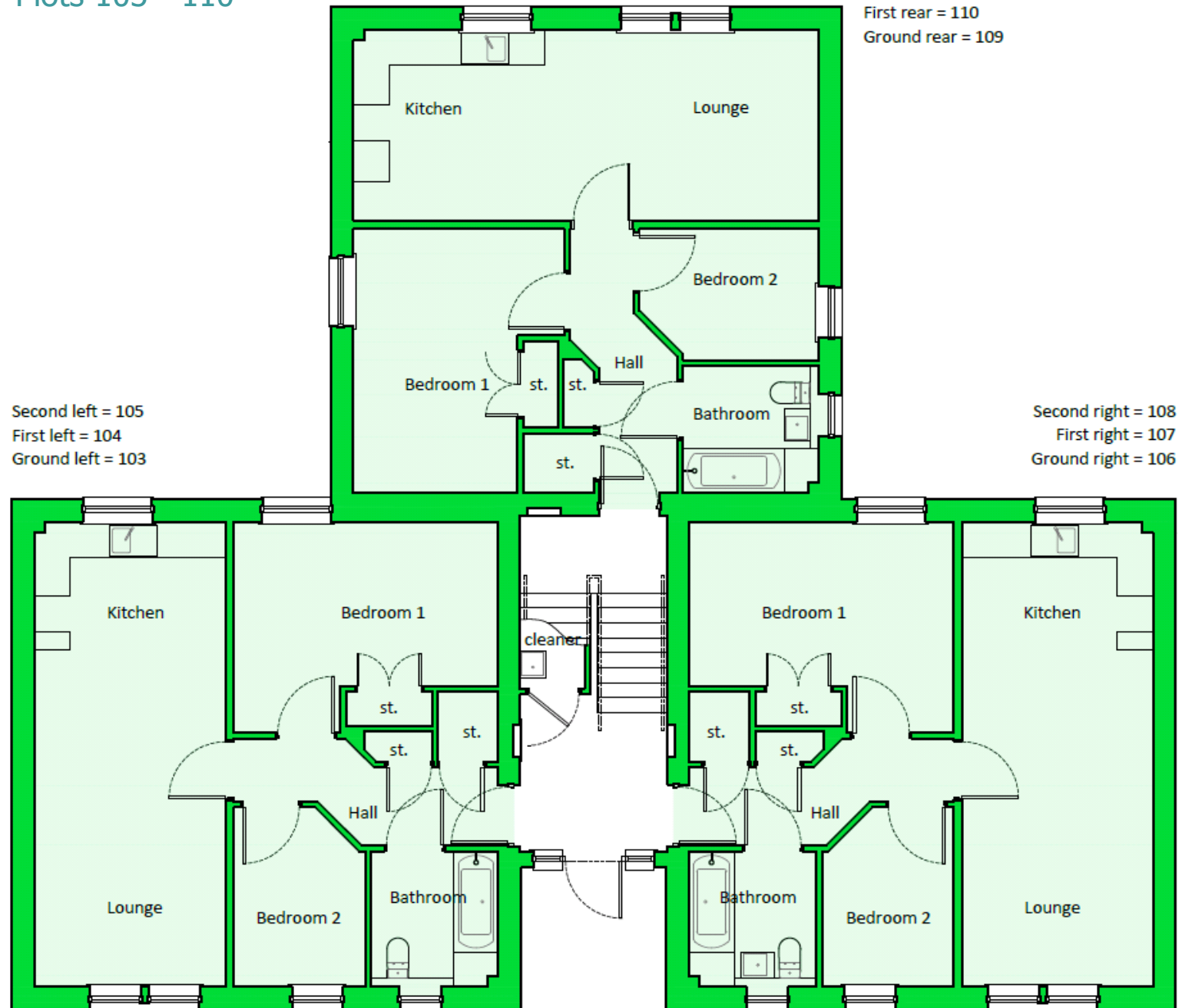
# Floor Plan – Plots 97 - 102

Second left = 99  
First left = 98  
Ground left = 97

Second right = 102  
First right = 101  
Ground right = 100

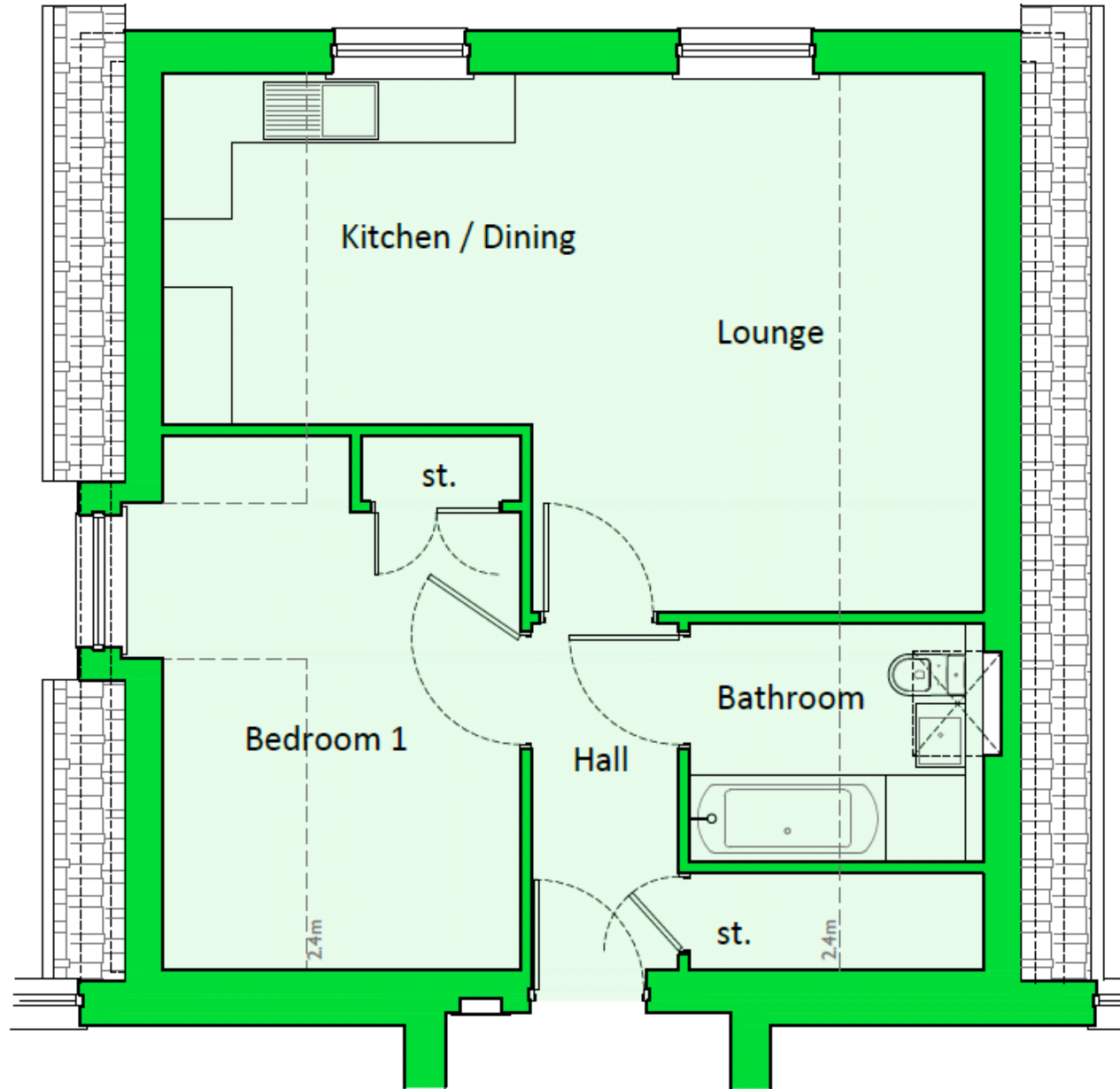


# Floor Plan – Plots 103 - 110



Floor plans are supplied for guidance only and actual room sizes can vary.

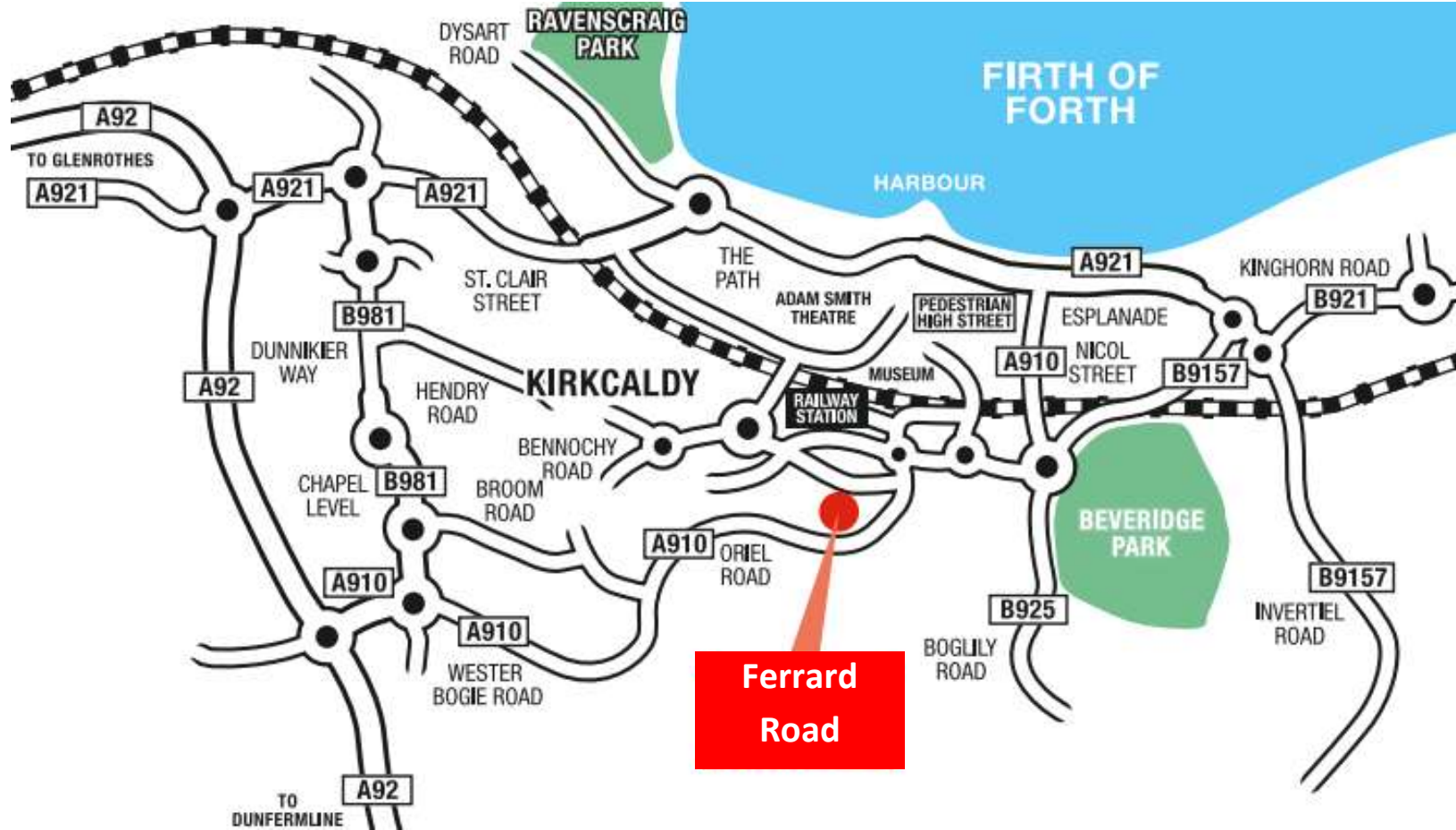
# Floor Plan – Plot 111



Floor plans are supplied for guidance only and actual room sizes can vary.



## Location Map



### Site Address

Ferrard Road  
KIRKCALDY  
Fife  
KY2 5RY



## What is Mid Market Rent?

Our Mid Market Rent properties are partly funded by The Scottish Government to help working applicants on low and modest incomes who may have difficulty accessing social rented housing or buying their own home, to access high quality affordable rented accommodation. An income and eligibility assessment is made to prioritise applicants.

The properties usually include additional items such as white goods or floor coverings, our Mid Market Rent properties are let on an unfurnished basis.

A deposit of one month's rent will be required prior to taking entry. This is a security deposit and will be retained to meet the costs of any damage/dilapidation caused to the property by the tenant or for any unpaid rent after the property has been vacated.

The rent you pay will normally be higher than that for a comparable social rented property, but lower than a privately rented home. The rent takes account of various factors, namely local authority local housing allowance figures and funding levels for each development.

You will be issued with a Short Assured Tenancy Agreement, which is similar to the tenancy agreement provided for private rented housing. The agreement will be in the name of Kingdom Initiatives which is a subsidiary of Kingdom Housing Association.

**Mid Market Rent properties must be occupied as your only or principal home.  
More information on the above can be found in our Frequently Asked Questions leaflet.**

Priority is given to applicants who:

- are employed, or have an offer of employment.
- have a household income within a specified range, this is currently between £17,000 and £36,000 for 1 bed and 2 bed properties and between £17,000 and £40,000 for larger properties.
- are registered on the Fife Housing Register or with another public sector landlord, and have been for more than 6 months.
- are a local authority, public sector or housing association tenant.



## How to apply

If you would like to apply for one of the apartments at Ferrard Road, please submit the following:

- A completed Application Form - this can be downloaded from our website or call us on 01592 632591 if you would like us to post a form to you.
- Copies of your supporting financial information as detailed in our Frequently Asked Questions leaflet.

Please refer to the checklist to the right to ensure your application is complete before sending it to us.

Once we receive your application, we will carry out an assessment and shortlisted applicants will in due course be contacted by our Housing Team to arrange a suitable time to attend an interview. Key timescales throughout the assessment process will be regularly updated on our website and our Kingdom Housing Association Facebook page

All applicants who are made a formal offer of a property will be required to pay a deposit equal to one month's rent prior to taking entry to their property.

Please refer to our Frequently Asked Questions leaflet for more detailed information on the assessment process.

**An application deadline date will be set and will be posted on our website [www.kingdomhousing.org.uk](http://www.kingdomhousing.org.uk) and on our Facebook page.**



### Application Checklist

Have you (and the Joint Applicant if applicable):

- signed the Application Form?
- provided us with your Employment Details?
- provided us with your Household Income?
- provided us with your Tenancy History and Landlord details for the previous 3 years?
- specified whether you are on the Fife Housing or other public sector register and if so, provided your reference number?
- have you sent us copies of all your supporting information, such as payslips and any other evidence of household income?

## Our Other Mid Market Rent Properties

Kingdom have been building Mid Market Rent homes since 2012 in Fife, Falkirk and Perthshire. To date 235 properties have been completed and a further 40 are under construction.

You can register to receive details of future Mid Market Rent opportunities by completing our Mid Market Rent Registration Form, available from our website or please call us to have one posted to you.

To be considered for our Mid Market Rent Relets you must also be registered with us by completing our Registration Form.

For a full summary of the locations and house types of our existing Mid Market Rent properties which **may** become available for relet in the future please visit our website.

Details of current and future Mid Market Rent opportunities are shown below.



**Toll Road, Guardbridge**  
**10 x 2 Bedroom Apartments/Houses.**

[midmarketrent@kingdomhousing.org.uk](mailto:midmarketrent@kingdomhousing.org.uk)  
[www.kingdomhousing.org.uk](http://www.kingdomhousing.org.uk)



If you need this publication in larger print, audio form, Braille, or in another language, please contact our office and we will try to help you.



Kingdom Initiatives Limited  
Company Registration No.SC383963.  
Landlord registration number 29495-250-14440

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of Kingdom Housing Association Limited