



29 QUEENS MEADOW

COALTOWN OF BALGONIE, KY7 6GZ

£375,000
FREEHOLD

Nestled in the charming village of Coaltown of Balgonie, this superb extended executive villa offers an exceptional living experience. Built in 2003, this detached house spans an impressive 2,205 square feet, providing ample space for families seeking comfort and style with potential to convert further. The property boasts four generously sized double bedrooms, including a master suite complete with an modernised en-suite. In addition to the master en-suite, there is a well-appointed family bathroom and a separate WC both updated by present owners. The heart of the home is undoubtedly the open-plan kitchen and dining room leading into sun lounge, perfect for entertaining guests or enjoying family meals. The bay window lounge adds a touch of elegance, creating a warm and inviting atmosphere. With three reception rooms in total, there is plenty of space for relaxation and leisure. For those with vehicles, the property offers parking for up to nine cars, including a triple garage, making it ideal for families with multiple cars or those who enjoy hosting visitors. The large private garden provides a tranquil outdoor space. With double glazing and gas central heating both updated by present owners, this home ensures comfort throughout the year. The property holds an Energy Performance Certificate rating of C, reflecting its energy efficiency.



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- SUPERB MODERNISED EXTENDED DETACHED VILLA (2200 sq foot) • 4 DOUBLE BEDROOMS MASTER EN-SUITE • BAY WINDOW LOUNGE - BATHROOM - SEP WC • DG (SRJ) - GCH (UPDATED BOILER) - EPC C - LARGE 6 CAR DRIVE • TRIPLE GARAGE (POTENTIAL TO CONVERT) • GENEROUS OPEN PLAN MODERN KITCHEN & DINING ROOM • SUN ROOM WITH GARDEN ASPECT • LARGE ENCLOSED GARDEN • SOUGHT AFTER PRIVATE DEVELOPMENT • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

Nestled in the charming village of Coaltown of Balgonie, this superb extended executive villa offers an exceptional living experience. Built in 2003, this detached house spans an impressive 2,205 square feet, providing ample space for families seeking comfort and style with potential to convert further. The property boasts four generously sized double bedrooms, including a master suite complete with an modernised en-suite. In addition to the master en-suite, there is a well-appointed family bathroom and a separate WC both updated by present owners. The heart of the home is undoubtedly the open-plan kitchen and dining room leading into sun room, perfect for entertaining guests or enjoying family meals. The bay window lounge adds a touch of elegance, creating a warm and inviting atmosphere. With three reception rooms in total, there is plenty of space for relaxation and leisure. For those with vehicles, the property offers parking for up to nine cars, including a triple garage, making it ideal for families with multiple cars or those who enjoy hosting visitors. The large private garden provides a tranquil outdoor space. With double glazing and gas central heating both updated by present owners, this home ensures comfort throughout the year. The property holds an Energy Performance Certificate rating of C, reflecting its energy efficiency. This villa is situated in a sought-after village location, combining the peace of rural living with convenient access to local amenities. This is a rare opportunity to acquire a stunning family home in a desirable area. Don't miss your chance to make this exceptional property your own.

LOCATION

Coaltown Of Balgonie is a Beautiful small village in Central Fife ideally placed for the Commuter via the A92 Road Network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Mainline

Bus route is offered from the Main Street. Rail Links provided at Markinch (Mainline) & Thornton With Glenrothes. The village itself boasts a well regarded Primary School, Local Shop with Post Office, Village Hall, Bowling Club & King George The V Park, Home of Balgonie Scotia Football Team. Secondary Schooling Offered in Glenrothes @ Auchmuty High School. Coaltown offers many walking routes for outdoors enthusiasts.

VESTIBULE

Security door.. Coved edging. Luxury Vinyl flooring.

RECEPTION HALL

Welcoming entrance recently updated on the ground floor & internal access to garage (prime for conversion subject to planning). Coved edging. Cloaks cupboard. Alarm. Luxury Vinyl Flooring.

BAY WINDOW LOUNGE

Generous bright & airy public room with feature DG Bay window to front. Georgian style ceiling with coved edging. Slim modern radiator. Luxury Vinyl Flooring in a Herring bone style. Fitted blinds.

SEP WC

Modernised suite to include low level wc, wash hand vanity unit. attractive half panelled walls. Frost DG window. Luxury Vinyl Flooring.

OPEN PLAN KITCHEN & DINING ROOM

Upgraded by present owners providing superb entertaining space featuring a range of modern wall & base cabinets with carousel corner storage, pull out larder & soft close function, wipe clean worktop surface, inset Belfast sink. Co-ordinated tiled splashback with recessed lighting & chrome sockets & switches. Appliances to include Rangemaster Cooker with 2 ovens, grill, warming drawer, 6 burner gas hob & extraction canopy. Wine fridge. Dishwasher, Large

fridge. Washing Machine. DG windows to rear. Security door. Dining room area provides a versatile space linking with Sun Lounge. Downlighting. Slim wall mounted radiator. Luxury Vinyl Flooring. Fitted blinds.

SUN LOUNGE

Enjoys a rear garden aspect with 7 DG windows. DG French doors to garden terrace. Coved edging. Downlighting. Luxury Vinyl flooring. Fitted blinds.

STAIRS TO FIRST FLOOR LANDING

Galleried effect landing with 2 store cupboards. DG window on half landing. Loft access. Carpet.

MASTER BEDROOM

Generous principal bedroom with double mirrored wardrobes. DG windows to front & side. Coved edging. Carpet. Fitted blinds.

EN-SUITE SHOWER-ROOM/WC

Comprising updated rainfall shower with separate spray attachment, wet wall surround, clear screen. Wash hand basin. Low level wc. Sensor on/ off lighting. Frost DG window. Extractor fan. Fitted blind.

BEDROOM 2

Spacious 2nd double bedroom with double mirrored wardrobe. DG windows to rear with countryside aspect. Coved edging. Downlighting. Carpet. Fitted blind.

BEDROOM 3

Bright third double bedroom with single wardrobe. DG window to rear with countryside aspect. Coved edging. Carpet. Fitted blind.

BEDROOM 4

Fourth double bedroom with double mirrored wardrobe. DG windows to front. Coved edging. Downlighting. Fitted blind. Carpet.

FAMILY BATHROOM/WC

Beautifully updated suite to include double rainfall shower, separate spray attachment, clear sliding screen, tiled splashback. Bath. Wash hand vanity unit. Low level wc. Tiled floor & wall. Feature Vanity mirror with heated & Bluetooth function. Extractor fan. Frost DG window. Downlighting.

LARGE DRIVEWAY

Large mono bloc paved drive provides off street parking for at least 6 cars. Stone shipped front garden can also be utilised for further off-street parking. Gated side access. Downlighting to soffits.

TRIPLE GARAGE

Provides off street parking for further 3 cars with 2 up & over doors, left hand side provides single car parking, right hand side Tandem parking for 2 cars. Fantastic opportunity with internal access from hall already to convert into living space subject to planning. Updated Vaillant boiler housed. Power, light, security door to rear.

REAR GARDEN

Generous fence enclosed rear garden with large, paved terrace, lawn, raised planters. Security light. Water tap. Enjoying a countryside aspect.

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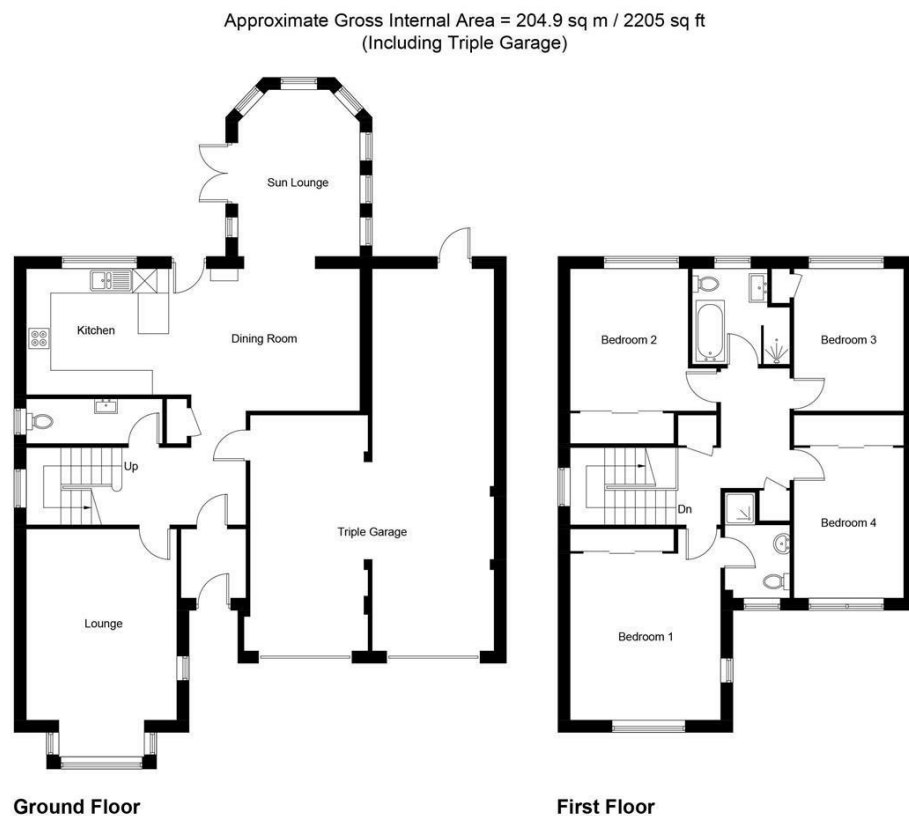


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152699)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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