



**Kings Meadow, Coaltown of Balgonie**  
**Price £375,000**

# Kings Meadow, Coaltown of Balgonie

IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!  
Exceptional Quality Comes Standard!

THE FERN - IMPRESSIVE 4 BED DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT! Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Bungalow (Size Approx 133m<sup>2</sup>) located in a highly sought-after new development of Kings Meadow, Coaltown of Balgonie built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

This immaculate new build provides spacious and luxurious family living accommodation comprising entrance vestibule, 2 storage cupboards, welcoming hallway with access to stunning open-plan lounge/kitchen/diner, the focal feature to this room is the stunning and beautiful vaulted ceiling, focal windows with french doors leading to a generous rear garden. Modern high specification German kitchen with feature island (with NEFF integrated appliances including oven, hob, microwave, fridge/freezer, dishwasher, space for dining room table and chairs this is the must see kitchen, it also boasts a large separate utility room. Master bedroom with walk through dressing area and access to luxury master en-suite. 3 further double bedrooms 2 with built in wardrobes. The family bathroom has the wow factor with its spacious 4 piece family bathroom including bath and corner shower. Porcelanosa tiling throughout all bathrooms. Garden Grounds. Ground Source Heating. EV charging points as standard. Option to include solar panels.

- \* Reservation Fee Applies
- \* Photographs for illustration purposes
- \* Call to Enquire

PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY

- Stunning 4 Bedroom Detached Bungalow "THE FERN"
- BUILT BY EASY LIVING DEVELOPMENTS
- New Development, Kings Meadow, Coaltown of Balgonie
- Open Plan Lounge/Kitchen/Diner with Vaulted Ceiling
- Large Utility Room
- 4 Spacious Bedrooms, with Master En-Suite & Fitted Wardrobes to 3 Bedrooms
- Luxury 4 Piece Family Bathroom
- Garden Grounds & Driveway
- EV charging points as standard. Option to include solar panels. Ground Source Heating
- Showhome viewing can be arranged by appointment only.





## SITUATION – Coaltown of Balgonie

PHOTOGRAPHS ON THIS LISTING ARE FOR ILLUSTRATION O

FLOOR SPACE - 133m<sup>2</sup>

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

STUNNING OPEN PLAN LOUNGE/KITCHEN/DINING

LARGE UTILITY

9'9" x 5'9" (approx) (2.97m x 1.75m (approx))

BEDROOM 1

11'9" x 18'10" (approx) (3.58m x 5.74m (approx))

WALK THROUGH DRESSING AREA

EN-SUITE

5'10" x 6'5" (approx) (1.78m x 1.96m (approx))

BEDROOM 2

10'6" x 18'10" (approx) (3.20m x 5.74m (approx))

BEDROOM 3

11'8" x 10'9" (approx) (3.56m x 3.28m (approx))

BEDROOM 4

13'8" x 9'5" (approx) (4.17m x 2.87m (approx))

FAMILY BATHROOM

9'9" x 6'9" (approx) (2.97m x 2.06m (approx))

DRIVEWAY

GARDEN GROUNDS

INFORMATION





## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

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