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Contact Allan England's Team

**01592 752 944**



**Kings Meadow, Coaltown of Balgonie**

**Price £205,000**

# Kings Meadow, Coaltown of Balgonie

LIMITED AVAILABILITY ON PHASE 1

The "NINA" - A 2 BEDROOM SEMI DETACHED VILLA WITH DRIVEWAY. Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 2-Bed Semi-Detached Bungalow (59.6m<sup>2</sup>) located in a highly sought-after new development of Kings Meadow, Coaltown of Balgonie and built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

This stunning high specification new build provides spacious and luxurious family living accommodation comprising lounge with french doors leading to rear garden, modern high specification German kitchen (with NEFF integrated appliances including Fridge Freezer, Hob, Oven, Dishwasher, Washer-dryer), a spacious bathroom with buyers choice of walk-in shower or bath with overhead shower, 2 double bedrooms, both with fitted wardrobes. Private driveway with space for two vehicles. EV charging points as standard. Option to include solar panels. Ground Source Heating

- \* Photographs for Illustration Purposes Only
- \* Reservation Fee Applies
- \* Call to Enquire







## SITUATION – Coaltown of Balgonie

### PHOTOGRAPHS (Illustration Purposes Only)

**HALLWAY** 13'0" x 7'9" approx (3.97m x 2.37m approx)

**LOUNGE** 11'2" x 14'0" approx (3.42m x 4.29m approx)

**KITCHEN** 8'1" x 10'1" approx (2.47m x 3.08m approx)

### BEDROOM 1

10'2" x 9'1" approx (3.12m x 2.78m approx)

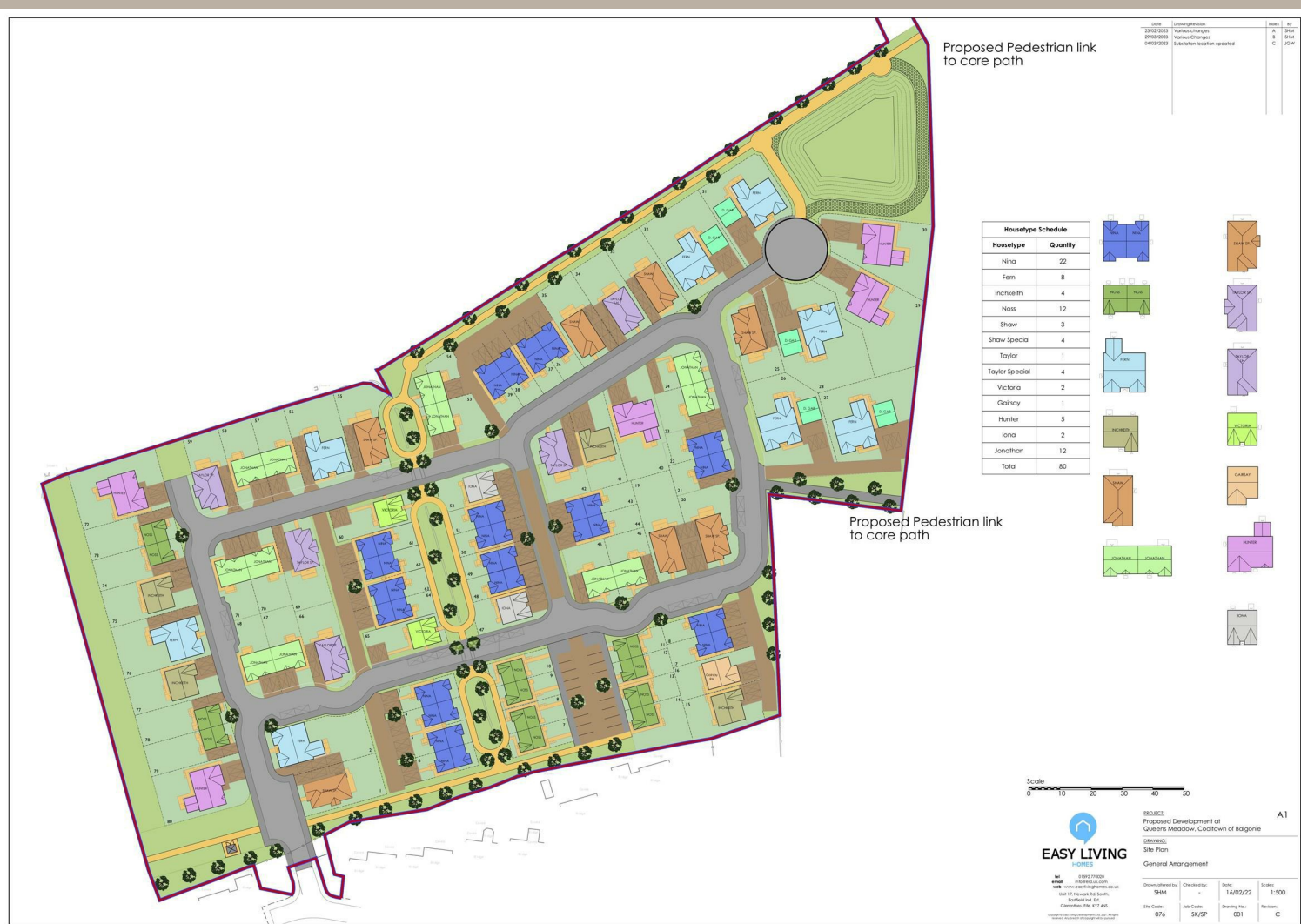
**BEDROOM 2** 9'1" x 9'1" approx (2.78m x 2.78m approx)

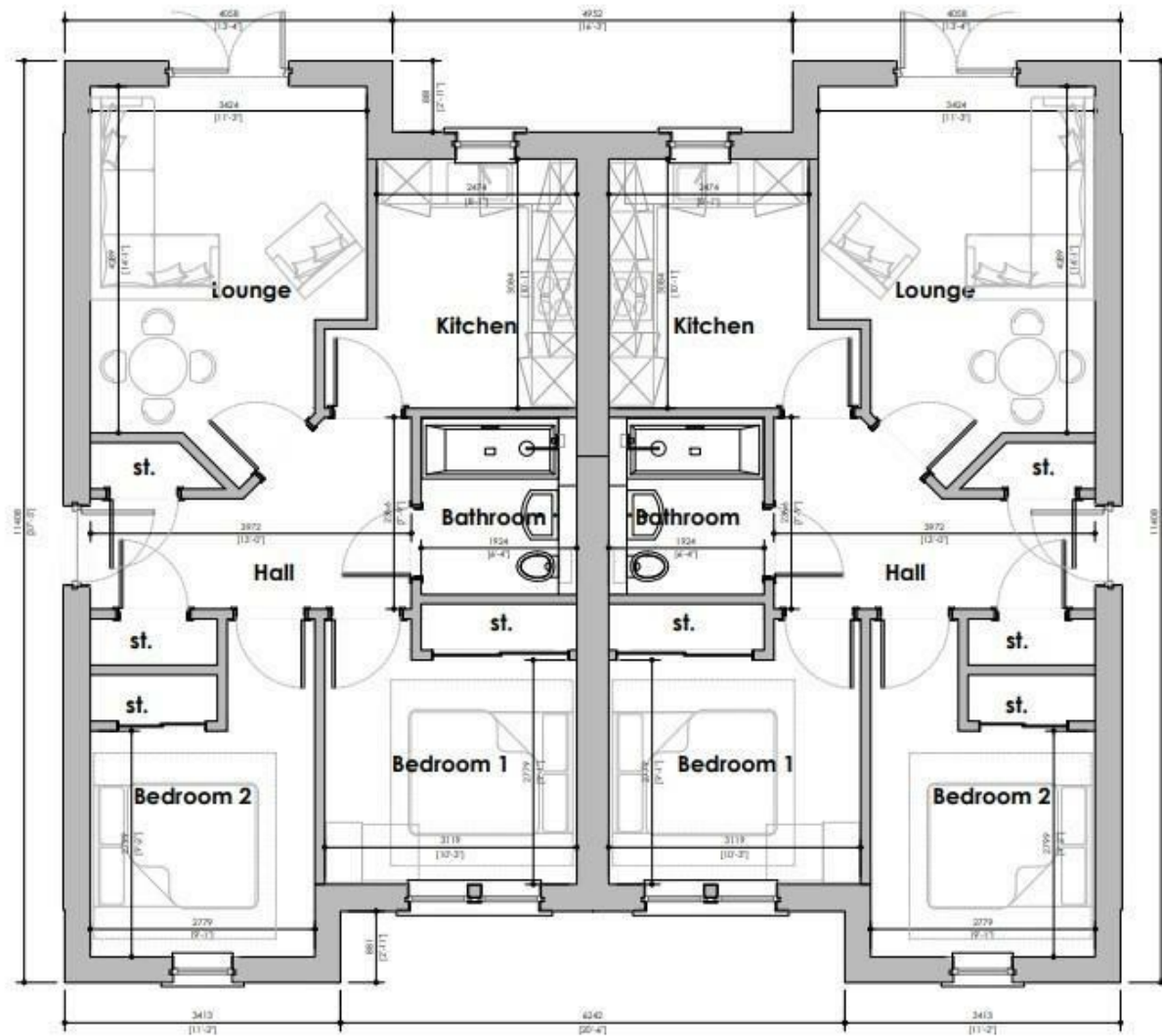
### SHOWER ROOM

### GARDEN GROUNDS

### DRIVEWAY

### INFORMATION





Floor Plan, Plot A  
Area - 59.6m<sup>2</sup>

Floor Plan, Plot B  
Area - 59.6m<sup>2</sup>

## 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

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



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**first for service**



**first for aftercare**

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