

# first for homes

first for property in life - [firstforhomes.co.uk](https://firstforhomes.co.uk)

Contact Allan England's Team

01592 752 944



Kings Meadow, Coaltown of Balgonie

**Price £425,995**

# Kings Meadow, Coaltown of Balgonie

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

Don't miss your chance to own this impressive 4-bedroom detached bungalow with a double garage and driveway! Last one remaining on Phase 2!

Located in a sought-after development, this home offers everything you need for modern family living, including spacious interiors and high-quality finishes. With only one remaining, this is your final opportunity to secure a Fern on Phase 2!

Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Bungalow. Approx 133m<sup>2</sup> located in a highly sought-after area 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 immaculate new build provides spacious and luxurious family living accommodation comprising entrance vestibule with access to 2 storage cupboards leading into a welcoming hallway with access to a truly stunning open-plan lounge/kitchen/diner, the focal feature to this room is the stunning and beautiful vaulted ceiling, beautiful focal windows with french doors leading to a generous rear garden. With its 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. Property boasts of 4 double bedrooms with master bedroom with walk through dressing area and access to luxury master en-suite. 3 further double bedrooms. The family bathroom has the wow factor with its spacious 4 piece family bathroom including bath and shower. Generous Garden Grounds.

Predicted EPC Rating B  
Council Tax Banding F  
Reservation Fee Applies  
Photographs for Illustration Purposes Only

PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY





**LOCATION - Coaltown of Balgonie**

**PHOTOGRAPHS ON THIS LISTING ARE FOR ILLUSTRATION O**

**FLOOR SPACE - 133m2**

**ENTRANCE VESTIBULE**

**ENTRANCE HALLWAY**

**STUNNING OPEN PLAN LOUNGE/KITCHEN/DINING**

**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**

**BEDROOM 1 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**

**DOUBLE GARAGE**

**GARDEN GROUNDS**

**INFORMATION**

**REGISTER/RESERVE YOUR PLOT - CALL FIRST FOR HOMES**



## 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.



**first for trust**



**first for service**



**first for aftercare**

**first for homes**  
first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team  
**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA  
Fax: 01592 807947  
[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)  
[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)