

# first for homes

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Contact Allan England's Team

01592 752 944



Kings Meadow, Coaltown of Balgonie

**Price £479,995**



# Kings Meadow, Coaltown of Balgonie

THE HUNTER - A Stunning, Spectacular New Home, 5-Bed Detached Villa with Integral Double Garage and Driveway. Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 5-Bed Detached Villa (Size 221.6m<sup>2</sup> approx (including double garage) 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.

On entering the The Hunter you will encounter feature glazed double doors to the main lounge area with access to the open plan luxury German kitchen (fitted with NEFF appliances) /dining, spacious sunroom, separate utility room and downstairs WC. The feature staircase takes you to the first floor comprising 5 bedrooms, all with fitted wardrobes, with the Master and second bedroom both enjoying En-Suite shower rooms and a 4 piece family bathroom. The property also has an integrated double garage. Ground Source Heating. Driveway. Generous Family Garden Grounds. EV charging points as standard.

- \* Reservation Fee Applies
- \* Photographs for illustration only
- \* Call to Enquire
- \* Predicted EPC Rating B







**SIZE -Size 221.6m2 approx (including double garage**

**SITUATION – Coaltown of Balgonie**

**PHOTOGRAPHS (Illustration Purposes Only)**

**ENTRANCE HALLWAY**

**LOUNGE** 15'8 x 12'8m approx (4.78m x 3.86mm approx)

**IMPRESSIVE OPEN PLAN KITCHEN/DINER**

29'8 x 11'1 approx (9.04m x 3.38m approx)

**SUNROOM**

13'1 x 13'1 (3.99m x 3.99m)

**UTILITY**

9'11 x 6'10m approx (3.02m x 2.08mm approx)

**WC/CLOAKS**

6'8 m x 4m approx (2.03m m x 1.22mm approx)

**STAIRS TO UPPER LEVEL**

**BEDROOM 1** 17'8 x 12'5 approx (5.38m x 3.78m approx)

**DRESSING ROOM** 7'7 x 5'7 approx (2.31m x 1.70m approx )

**BEDROOM 1 EN-SUITE**

7'2 x 5'1 approx (2.18m x 1.55m approx)

**BEDROOM 2**

12'1 x 11'5 approx (3.68m x 3.48m approx)

**BEDROOM 2 EN-SUITE**

6'9 x 5'7 approx (2.06m x 1.70m approx)

**FAMILY BATHROOM**

12'5 x 6'7 approx (3.78m x 2.01m approx)

**BEDROOM 3**

11'5 x 10'9 approx (3.48m x 3.28m approx)

**BEDROOM 4**

11'9 x 9'5 approx (3.58m x 2.87m approx)

**BEDROOM 5**

9'11 x 8'6 approx (3.02m x 2.59m approx)

**INTEGRAL DOUBLE GARAGE**

19'11 x 19'7 approx (6.07m x 5.97m 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

### 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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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)