

# first for homes

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Contact Allan England's Team

01592 752 944



Kings Meadow, Coaltown of Balgonie

**Price £350,000**

# Kings Meadow, Coaltown of Balgonie

SHAW FEATURE - A STUNNING 4-BED DETACHED BUNGALOW WITH DRIVEWAY!  
OPEN-PLAN LOUNGE/KITCHEN/DINER WITH BI-FOLDING DOORS LEADING TO  
GARDEN GROUNDS. Built By Easy Living Developments!

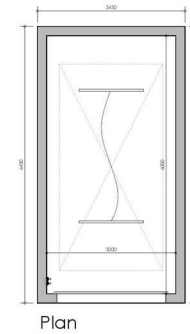
Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Bungalow (103m<sup>2</sup>) located in a highly sought-after new development Kings Meadow, Coaltown of Balgonie and built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

This immaculate new build provides spacious and luxurious family living accommodation comprising stunning open-plan lounge/dining room/modern high specification German kitchen (with NEFF integrated appliances included), separate utility room, master bedroom with luxury master en-suite, 3 further double bedrooms with built-in wardrobes and a spacious 4-piece luxury family bathroom with Porcelanosa tiling. Ground source heating. Driveway to the side. EV charging points as standard.

Looking for a high-quality modern home in a prime location, The Shaw Feature offers outstanding space, specification, and style.

Call First for Homes – your next home is waiting!

- \* Reservation Fee Applies
- \* Predicted EPC Rating B
- \* Council Tax Banding E
- \* Photographs for Illustration Purposes Only
- \* Target Date 05 December 2025



Drawn By	Check By	Date	Scale	Rev
 <b>EASY LIVING</b> HOMES <small>Established 1985, 80+ Developments, Fife, KY17 4JG          Tel: 01392 770020 Fax: 01392 807028 Email: sales@easyliving.co.uk</small>				
<small>These drawings are the property of Easy Living Homes and are not to be used for any other purpose without the written consent of Easy Living Homes. The drawings are provided for information only and do not constitute an offer of any property. The drawings are subject to change without notice.</small>				
<b>Project Name:</b> Proposed Development at Coaltown of Balgonie				
<b>Drawn By:</b> Single Storage Floor Plan, Elevations				
<b>Scale:</b> 1:50				
<b>Date:</b> 12/11/2024				







## **SITUATION – Coalstown of Balgonie**

### **PHOTOGRAPHS (Illustration Purposes Only)**

#### **ENTRANCE VESTIBULE**

4'11" x 9'10" approx (1.50m x 3.00m approx)

**HALLWAY** 3'7" x 18'5" approx (1.09m x 5.61m approx)

**LOUNGE** 14' x 13'1" approx (4.27m x 3.99m approx)

#### **KITCHEN / DINING ROOM**

11'3" x 11'12" approx (3.43m x 3.35m approx)

#### **MASTER BEDROOM**

10'11" x 12'9" approx (3.33m x 3.89m approx)

#### **EN-SUITE SHOWER ROOM**

7' x 4' approx (2.13m x 1.22m approx)

#### **BEDROOM 2**

10'1" x 9'10" approx (3.07m x 3.00m approx)

#### **BEDROOM 3**

10'11" x 10'2" approx (3.33m x 3.10m approx)

#### **BEDROOM 4**

13'1" x 8'6" approx (3.99m x 2.59m approx)

#### **UTILITY ROOM**

5'11" x 5'7" approx (1.80m x 1.70m approx)

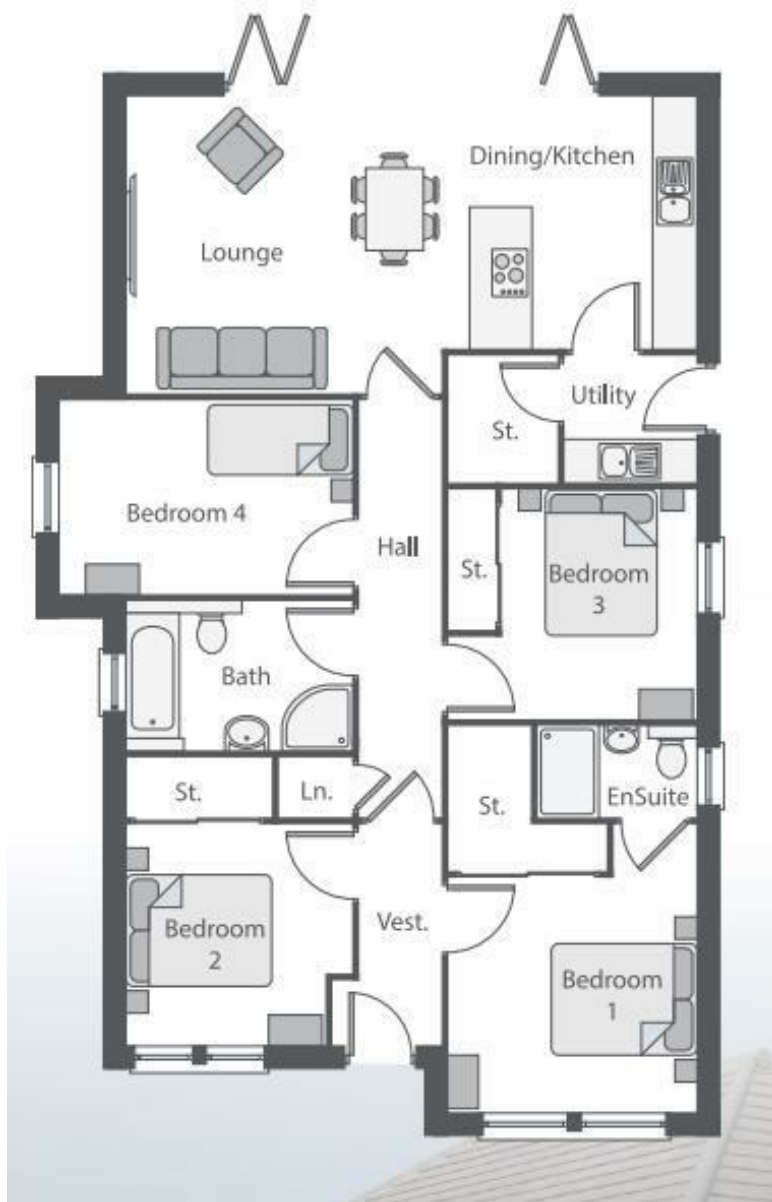
#### **FAMILY BATHROOM**

10'1" x 6'8" approx (3.07m x 2.03m approx)

#### **DRIVEWAY**

#### **GARDENS**

#### **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.



**first for trust**



**first for service**



**first for aftercare**

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