



**ELDKINGS PLOT 01, SHAW FEATURE, Coaltown of Balgonie**

**Bungalow - Detached**

**1 RECEPTIONS, 4 BEDROOMS, 2 BATHROOMS**

**Price £360,000**

**SHAW FEATURE (LAST ONE FINAL PHASE) - A STUNNING 4-BED DETACHED BUNGALOW WITH DRIVEWAY & SINGLE GARAGE!**

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. Single Garage. Driveway to the side. EV charging points as standard.

- \* Reservation Fee Applies
- \* Predicted EPC Rating B
- \* Council Tax Banding E
- \* Photographs for Illustration Purposes Only
- \* Target Date May 2026

- Stunning 4-Bed Detached Bungalow "SHAW FEATURE"
- BUILT BY EASY LIVING DEVELOPMENTS
- New Development Kings Meadow, Coaltown of Balgonie
- Impressive Open-Plan Lounge/Kitchen/Dining Room
- High Quality German Kitchen and NEFF Appliances Included
- 4 Bedrooms
- Luxury Family Bathroom & Master En-Suite
- Gardens and Driveway, Single Garage
- EV charging points as standard.
- Exceptional Quality & Many Extras Included



EASY LIVING



EASY LIVING



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## **SITUATION – Coaltown 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**

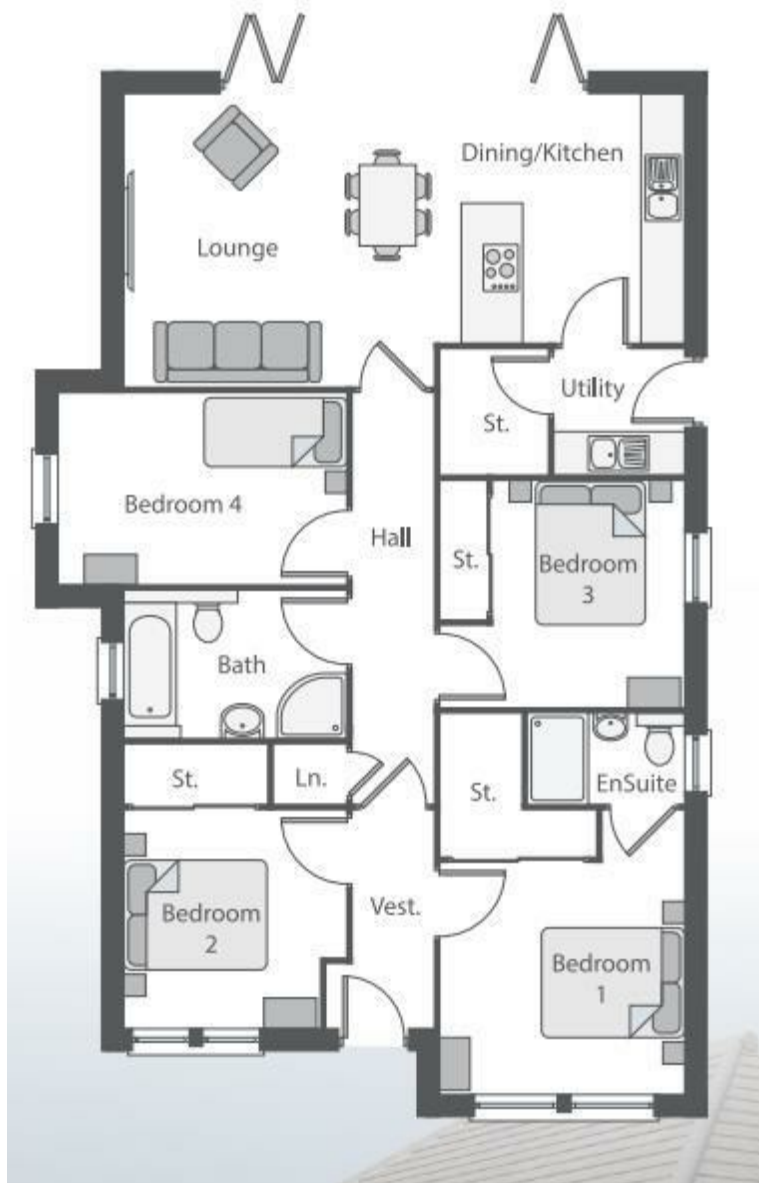
10'1" x 6'8" approx (3.07m x 2.03m approx)

### **SINGLE GARAGE**

### **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?

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