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**FOR
SALE**

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Lady Nina Cottages, Coaltown
Offers over £285,000

 *Premium Property*

Lady Nina Cottages, Coaltown



Lovely 4 Bedroom Detached Bungalow Corner Plot with Uninterrupted Views, Garage & Driveway. Situated In The Highly Sought After Area Of Coaltown of Balgonie.

Allan England's Award-Winning Team at first for homes are proud to present to the market this lovely 4-bedroom detached bungalow in need of some internal upgrading, situated within the highly sought-after area of Coaltown of Balgonie. The property boasts bright and spacious living accommodation comprising: entrance vestibule, entrance hallway, welcoming spacious lounge with access to dining room with patio doors leading to rear garden, well appointed breakfasting kitchen with space for all appliances. A large bright and spacious master bedroom with access to separate WC & Separate Shower with large storage cupboard. The property benefits from a further 3 bedrooms. Family bathroom. Boiler installed approx 3 years ago, Double Glazed Windows installed approx 10 years ago. Property formerly had a double garage which was converted and layout amended to accommodate master bedroom. Beautifully landscaped gardens wrap around this lovely bungalow in a private uninterrupted setting, with driveway for 2 cars and single garage/workshop. The property could easily be extended subject to planning/consents. Close to local amenities, fantastic transport links, bus stops and great community setting. Early viewing is highly recommended - don't miss out!

Home Report - £290,000

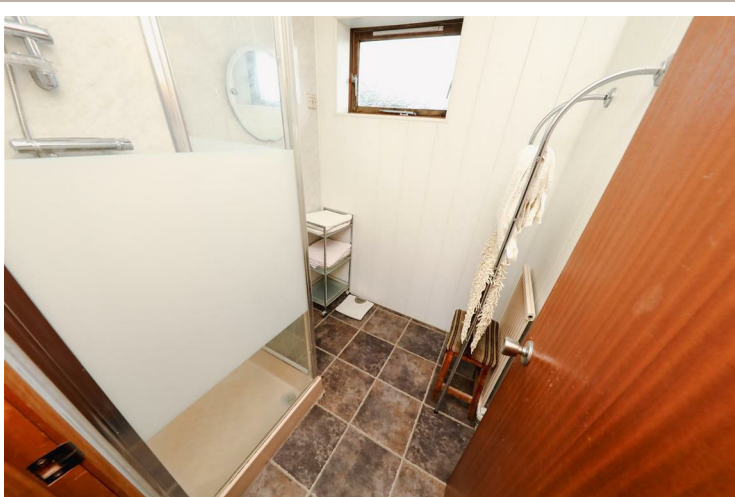
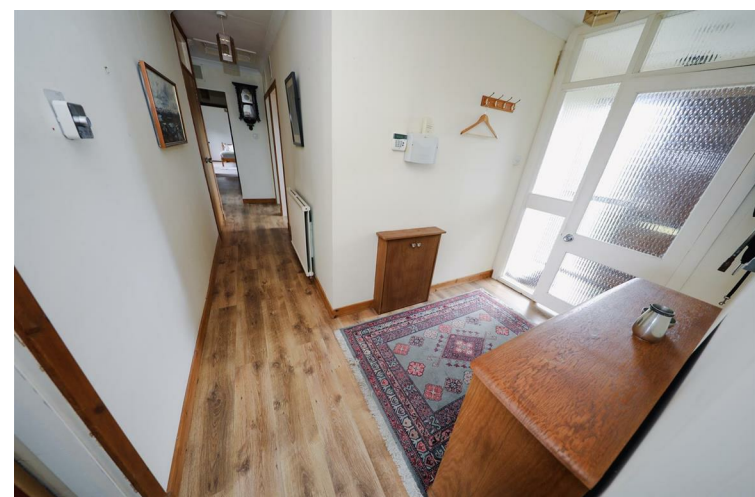
EPC Rating- C

Council Tax - E

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Coaltown of Balgonie is a Village situated on the outskirts of Glenrothes. Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.





SITUATION – Coaltown of Balgonie

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE

19'9" x 13'6" (approx) (6.04m x 4.13m (approx))

DINING ROOM

11'11" x 9'10" (approx) (3.64m x 3.02m (approx))

BREAKFASTING KITCHEN

19'10" x 9'6" (approx) (6.07m x 2.91m (approx))

MASTER BEDROOM

15'7" x 13'6" (approx) (4.77m x 4.14m (approx))

CLOAKS/WC

6'0" x 5'8" (approx) (1.84m x 1.74m (approx))

EN-SUITE SHOWER ROOM

5'7" x 5'5" (approx) (1.71m x 1.66m (approx))

BEDROOM 2

14'5" x 9'11" (approx) (4.40m x 3.03m (approx))

BEDROOM 3

10'4" x 9'7" (approx) (3.16m x 2.94m (approx))

BEDROOM 4

10'10" x 7'11" (approx) (3.32m x 2.42m (approx))

FAMILY BATHROOM

7'10" x 7'1" (approx) (2.41m x 2.16m (approx))

SINGLE GARAGE/WORKSHOP

2/3 CAR DRIVEWAY

GARDEN GROUNDS

INFORMATION



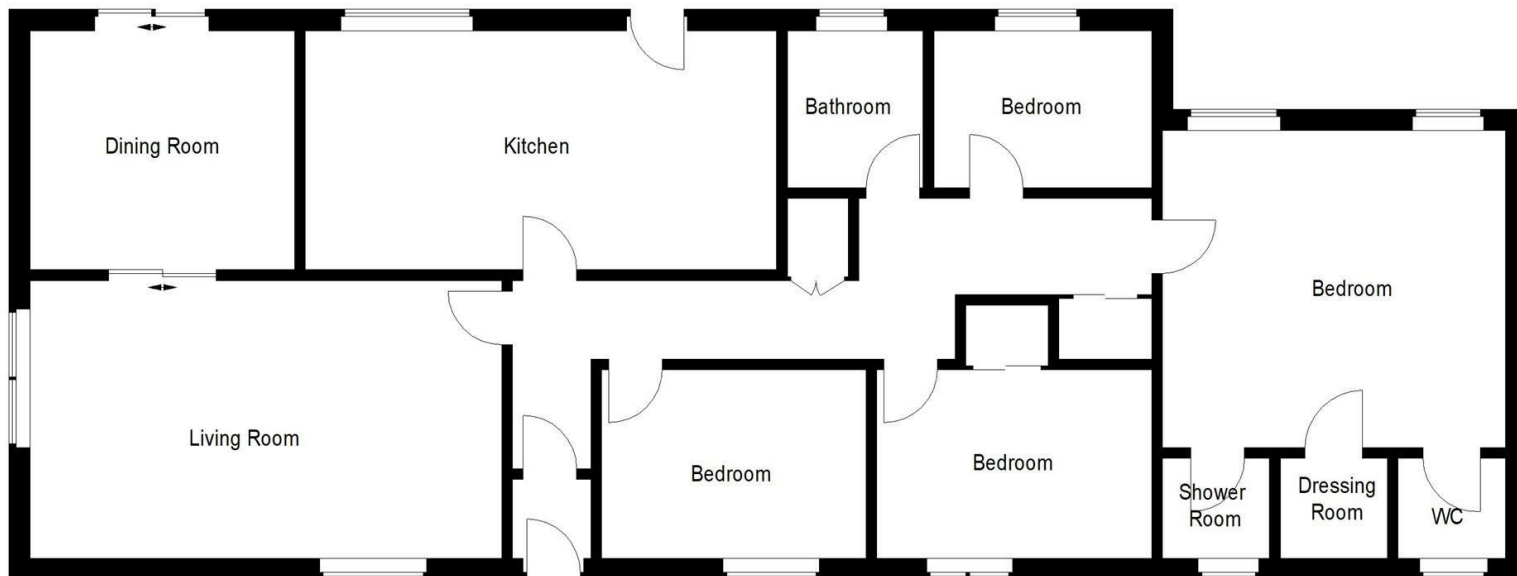


Illustration for identification purposes only, measurements are approximate,
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Information

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

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