



, Coaltown of Balgonie  
**Price £410,000**

# Coaltown of Balgonie

STUNNING 4-BEDROOM DETACHED BUNGALOW "FERN" WITH DETACHED SINGLE GARAGE AND DRIVEWAY!

Allan England's Team at First for Homes present this stunning 4-bed detached bungalow (approx. 133m<sup>2</sup>) in Kings Meadow, Coaltown of Balgonie. Built by award-winning Fife builders Easy Living Developments – a name you can trust for your dream home. 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. Single Garage, Driveway

Predicted EPC Rating B

Council Tax Banding F

Reservation Fee Applies

Photographs for Illustration Purposes Only

Ready May 2026



PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY



**LOCATION - Coaltown of Balgonie**

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

**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

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