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Contact Allan England's Team

**01592 752 944**



**Kings Meadow, Coaltown of Balgonie**

**Price £210,000**

# Kings Meadow, Coaltown of Balgonie

"NINA" – A Stunning 2-Bedroom Semi-Detached Bungalow with Driveway, Built by Easy Living Developments

Allan England's team at First for Homes are delighted to present another opportunity to own a NINA-style home within the beautiful Kings Meadow Development in Coaltown of Balgonie.

This impressive 2-bedroom semi-detached bungalow is located in one of Fife's most desirable new developments, built by Easy Living Developments—a trusted, multi award-winning Fife-based home builder known for quality craftsmanship and stylish design.

Perfectly suited for a range of buyers, the "Nina" offers modern living in a peaceful setting, with the added convenience of a private driveway and thoughtfully designed interior spaces.

This stunning high specification new build provides spacious and luxurious family living accommodation comprising lounge with french doors leading to rear garden with lovely patio area for alfresco dining, modern high specification German kitchen (with NEFF integrated appliances including Fridge Freezer, Hob, Oven, Dishwasher, Washer-dryer), a spacious showroom, 2 double bedrooms both with fitted wardrobes. Private driveway with space for two vehicles. Private rear gardens. Ground Source Heating. Double glazing. Call to reserve your new dream home.

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

- \* Photographs for Illustration Purposes Only
- \* Reservation Fee Applies
- \* Predicted EPC Rating B
- \* Council Tax D

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**

**PHOTOGRAPHS (Illustration Purposes Only)**

**HALLWAY** 13'0" x 7'9" approx (3.97m x 2.37m approx)

**LOUNGE** 11'2" x 14'0" approx (3.42m x 4.29m approx)

**KITCHEN** 8'1" x 10'1" approx (2.47m x 3.08m approx)

**BEDROOM 1**  
10'2" x 9'1" approx (3.12m x 2.78m approx)

**BEDROOM 2** 9'1" x 9'1" approx (2.78m x 2.78m approx)

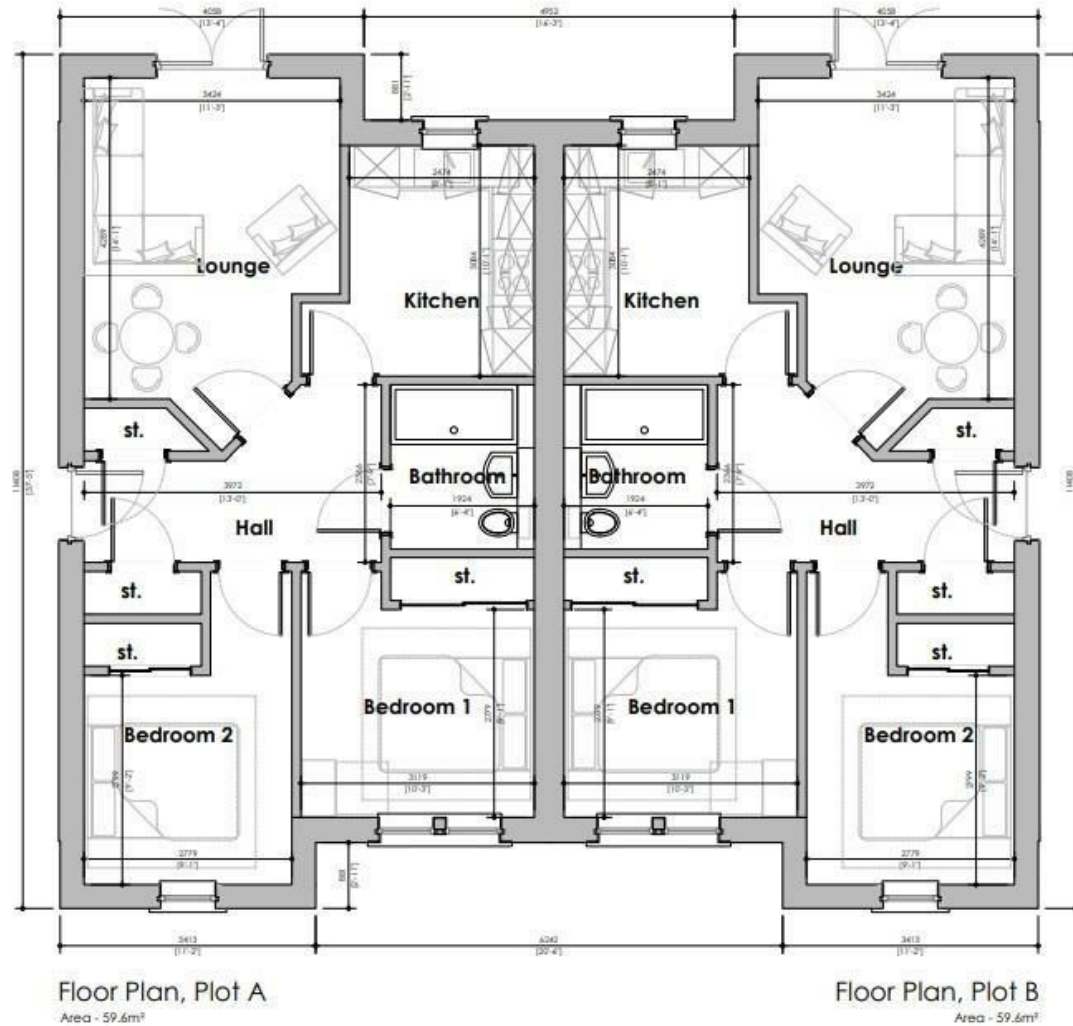
**SHOWER ROOM**

**GARDEN GROUNDS**

**DRIVEWAY**

**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

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