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Contact Allan England's Team

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FERN, 35 Balgonie Crescent, Coaltown of Balgonie (PLOT 026) Kings Meadow, Coaltown of
Balgonie **Price £425,995**

IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!
Exceptional Quality Comes Standard!

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

Allan England's Team at First for Homes present this stunning 4-bed detached bungalow (approx. 133m²) 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.

Predicted EPC Rating B
Council Tax Banding F
Reservation Fee Applies
Photographs for Illustration Purposes Only

PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY

- A stunning 4-bedroom detached bungalow with approximately 133m² of floor space
- Situated In the Sought After Area of Coaltown of Balgonie
- Impressive open-plan lounge/kitchen/diner with focal feature windows
- High-spec German kitchen with NEFF integrated appliances, a feature island, and space for dining table & seperate utility
- Four double bedrooms, including a master with walk-through dressing area and luxury en-suite.
- Stylish four-piece family bathroom with both bath and separate shower —a true wow factor.
- Large Garden Grounds, Detached Double Garage, Approx 4 Car Driveway
- Ground Source Heating
- Reservation Fee Applies
- Predicted EPC Rating B





LOCATION - Coaltown of Balgonie

PHOTOGRAPHS ON THIS LISTING ARE FOR ILLUSTRATION O

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

