



**PLOT 016 "GAIRSAY", 29, Balgonie Crescent, Coaltown of Balgonie**

**House - Detached**

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

**Price £355,000**

## THE GAIRSAY - A STUNNING 4 BEDROOM DETACHED VILLA WITH INTEGRAL GARAGE & DRIVEWAY!

Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Villa size approx (129m<sup>2</sup>) located in a highly sought-after development of Kings Meadow 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 spacious family lounge, impressive modern high specification German kitchen (NEFF integrated appliances) / dining room with patio doors to rear garden, utility room & spacious WC/cloaks. Stairs to the upper level offering further accommodation comprising: master bedroom with luxury en-suite. Bedroom 2 also boasts built-in wardrobes and luxury en-suite. 2 further bedrooms with built-in storage space. Stunning family bathroom. Gardens to the front, side and rear with an driveway leading to a single integral garage.. EV charging points as standard.

\*kitchen choices have been made

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

- The Gairsay – A Stunning 4-Bedroom Detached Villa with Integral Garage & Driveway
- Built by Easy Living Developments
- High-Spec German Kitchen – Featuring sleek modern finishes and premium NEFF integrated appliances & Utility Room
- Separate Utility Room & Generous WC/Cloaks
- Master Bedroom with Ensuite
- Further Ensuite in Bedroom 2, Family 4 Piece Bathroom & Cloaks/WC
- Single Garage & Driveway
- Predicted EPC B
- Council Tax Banding E
- Price £355,000



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)**

**ENTRANCE HALL**

**KITCHEN / DINING**

19'9" x 10'2" approx. (6.02m x 3.10m approx.)

**UTILITY ROOM**

6'2" x 6'11" approx. (1.88m x 2.11m approx.)

**FAMILY LOUNGE**

12'7" x 16'9" approx. (3.86m x 5.11m approx.)

**CLOAKS / WC**

6'2" x 5'11" approx. (1.88m x 1.80m approx.)

**INTEGRAL GARAGE**

9'10" x 19'8" approx. (3.00m x 5.99m approx. )

**UPPER LEVEL**

**BEDROOM 1**

11'10" x 11'2" approx. (3.61m x 3.40m approx.)

**EN-SUITE** 5'10" x 5'8" approx. (1.80m x 1.73m approx.)

**BEDROOM 2**

12'8" x 10'10" approx. (3.86m x 3.30m approx. )

**EN-SUITE** 4'3" x 5'11" approx. (1.30m x 1.80m approx. )

**BEDROOM 3**

9'4" x 11'6" approx. (2.87m x 3.51m approx.)

**BEDROOM 4**

9'2" x 12'9" approx. (2.79m x 3.89m approx. )

**FAMILY BATHROOM**

7' x 8'7" approx. (2.13m x 2.62m approx. )

**GARDEN**

**4-CAR DRIVEWAY**

**INFORMATION**



GROUND FLOOR



FIRST FLOOR

## 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?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

**first for homes**

first for property in life - [firstforhomes.co.uk](http://firstforhomes.co.uk)

Contact Allan England's Team

**01592 752 944**

32 North Street, Glenrothes, Fife KY7 5NA

Fax: 01592 807947

[sales@firstforhomes.co.uk](mailto:sales@firstforhomes.co.uk)

[www.firstforhomes.co.uk](http://www.firstforhomes.co.uk)