



30 Queens Meadow, Coaltown – KY7 6GZ

Glenrothes

Offers Over **£385,000**





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30 Queens Meadow

Coaltown, Glenrothes

Exceptional extended detached villa in private development with 4 double bedrooms, 4 reception rooms, private garden, countryside views, triple driveway, double garage, and upgraded features.

Council Tax band: F

Tenure: Freehold

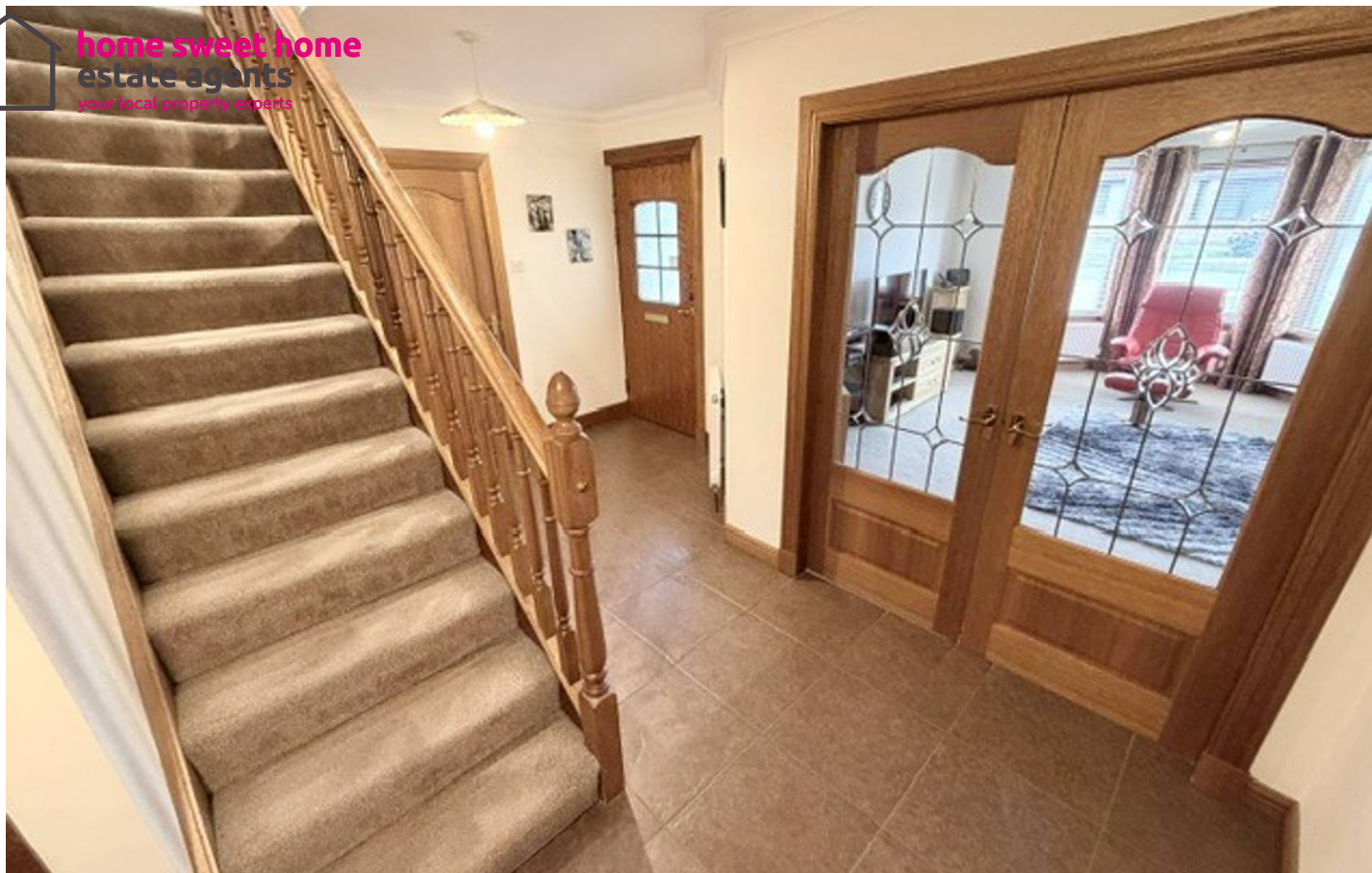
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXCEPTIONAL EXTENDED DETACHED VILLA
- 4 DOUBLE BEDROOMS - MASTER EN-SUITE & DRESSING RM
- BAY WINDOW LOUNGE - DINING ROOM
- FAMILY ROOM - SUN ROOM
- DG- GCH - EPC C - TRIPLE DRIVE - DBL GARAGE
- GENEROUS LANDSCAPED GARDENS
- UPGRADED FAMILY BATHROOM/WC - SEP WC
- COUNTRYSIDE ASPECT TO REAR
- MODERN BREAKFASTING KITCHEN - UTILITY RM
- HOME REPORT £390,000



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GARDEN

DRIVEWAY

6 Parking Spaces

DOUBLE GARAGE

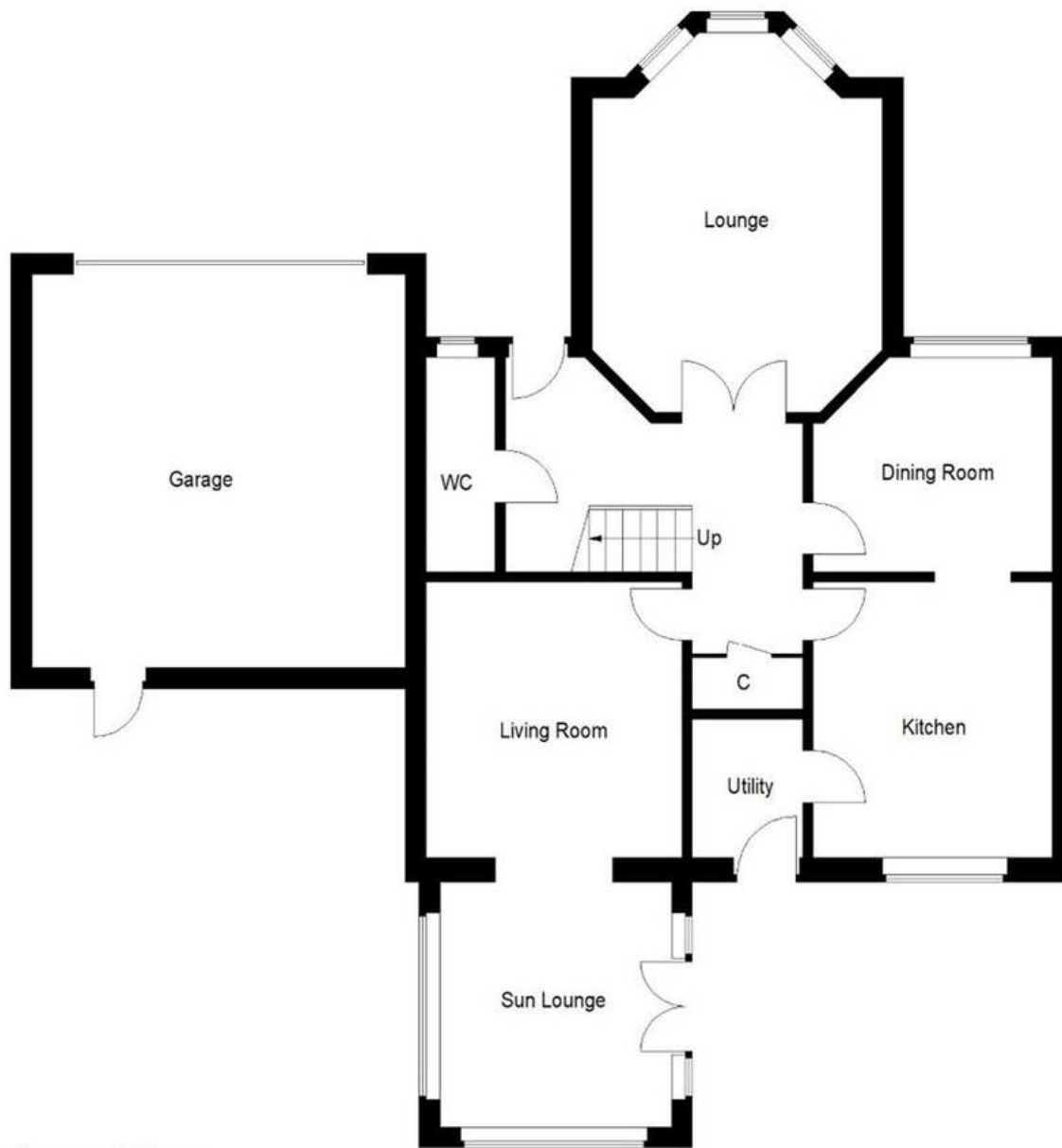
2 Parking Spaces





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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