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Contact Allan England's Team

**01592 752 944**



**Kings Meadow, Coaltown of Balgonie**

**Price £229,000**

# Kings Meadow, Coaltown of Balgonie

IT'S ALL INCLUDED! MANY EXTRAS COME AS STANDARD!

Exceptional Quality Comes Standard!

Buy your dream home with your own choice of interior

THE NOSS - A STUNNING 3 BEDROOM SEMI-DETACHED VILLA WITH DRIVEWAY!

Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 3-Bed Semi- Detached Villa (90m<sup>2</sup>) located in a highly sought-after new development of Kings Meadow, Coaltown of Balgonie, built by Easy Living Developments, a Fife based multi award winning builder you can trust to build your dream home.

The immaculate new build provides spacious and luxurious family living accommodation comprising spacious lounge, impressive modern open plan high specification German kitchen (with NEFF integrated appliances)/dining room with focal feature of stunning patio doors bringing the outside in, separate utility room with large linen cupboard, WC/Cloaks. A striking turned staircase leads to the upper level providing 3 generous bedrooms (luxury master en-suite) and built-in wardrobes. Stunning family bathroom with Porcelanosa tiling. There are gardens to the front and a South West facing rear. Driveway for minimum 2 cars. EV charging points as standard. Option to include solar panels.

\* Reservation Fee Applies

\* Give us a call to find out more

PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY

- Stunning 3 Bedroom Semi- Detached Villa
- Impressive Open Plan Kitchen/Dining with Patio Doors
- 3 Spacious Bedrooms With Fitted Wardrobes
- Exceptional Quality & Many Extras Include
- High Quality German Kitchen and NEFF Appliances Included & Separate Utility Room
- Luxury Family Bathroom, WC & Master En-Suite
- New Development Kings Meadow, Coaltown of Balgonie
- Reservation Fee Applies
- BUILT BY EASY LIVING DEVELOPMENTS
- EV charging points as standard. Option to include solar panels.

**SITUATION – Coaltown of Balgonie**

**PHOTOGRAPHS (Illustration Purposes Only)**

**FLOOR SPACE - 90m<sup>2</sup>**

**ENTRANCE VESTIBULE**

**HALLWAY**

**LOUNGE**

11'8" x 13'6" (approx) (3.56m x 4.11m (approx))

**OPEN PLAN KITCHEN/DINING**

15'7" x 9'6" (approx) (4.75m x 2.90m (approx))

**UTILITY** 5'7" x 5'11" (approx) (1.70m x 1.80m (approx))

**WC** 4'4" x 8'4" (approx) (1.32m x 2.54m (approx))

**TURNUED STAIRCASE TO UPPER LEVEL**

**BEDROOM 1 (MASTER)**

11'1" x 10'4" (approx) (3.40m x 3.15m (approx))

**MASTER EN-SUITE**

7'1" x 4'0" (approx) (2.16m x 1.22m (approx))

**BEDROOM 2**

11'1" x 8'9" (approx) (3.40m x 2.69m (approx))

**BEDROOM 3**

8'11" x 8'3" (approx) (2.74m x 2.54m (approx))

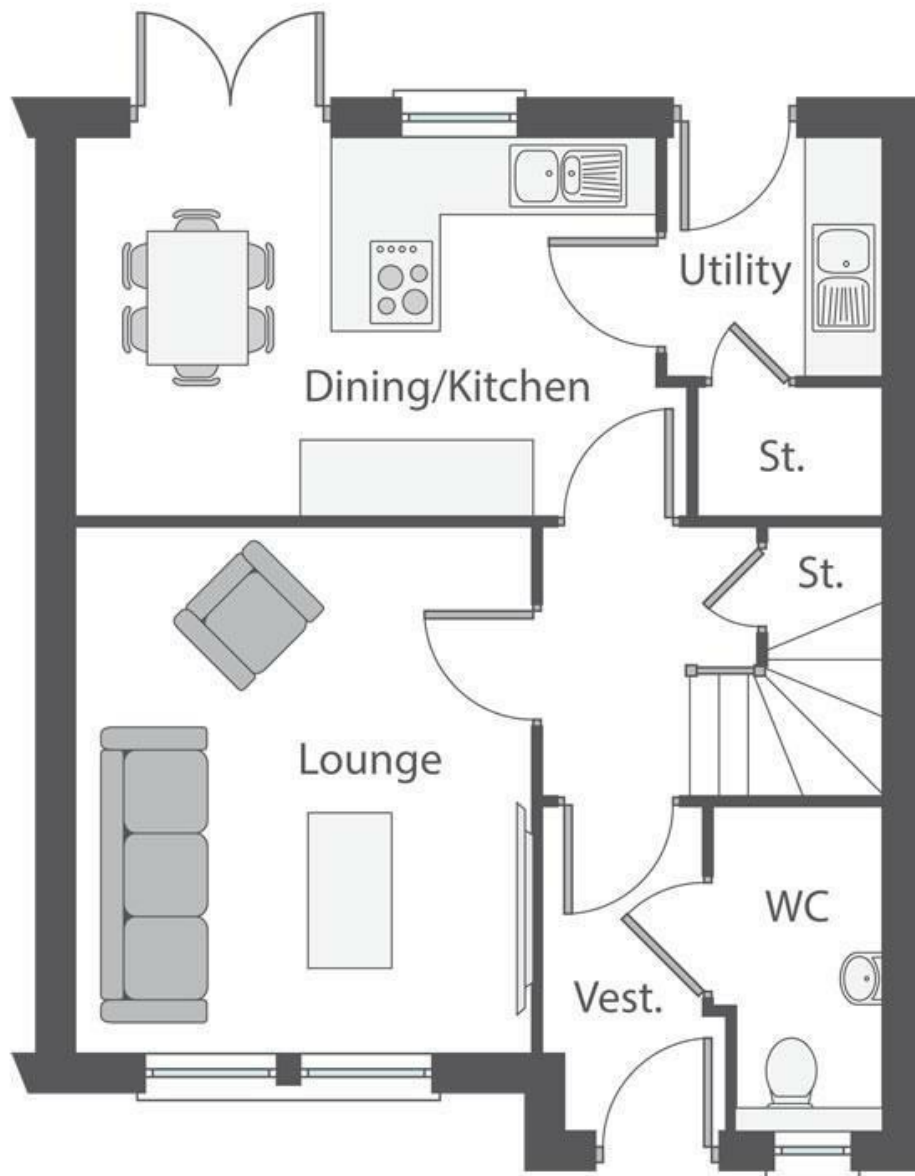
**FAMILY BATHROOM**

6'9" x 9'6" (approx) (2.06m x 2.90m (approx))

**GARDEN GROUNDS**

**2 CAR 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

### 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**



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**first for aftercare**

**first for homes**

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