FERN, Easy Living Developments Plot 056 & 076, Kings Meadow, Coaltown of Balgonie

Price £375,000

Kings Meadow,
Coaltown of Balgonie

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

THE FERN - IMPRESSIVE 4 BED DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT! Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Bungalow (Size Approx133m2) 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.

This immaculate new build provides spacious and luxurious family living accommodation comprising entrance vestibule, 2 storage cupboards, welcoming hallway with access to stunning open-plan lounge/kitchen/diner, the focal feature to this room is the stunning and beautiful vaulted ceiling, focal windows with french doors leading to a generous rear garden. 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. Master bedroom with walk through dressing area and access to luxury master en-suite. 3 further double bedrooms 2 with built in wardrobes. The family bathroom has the wow factor with its spacious 4 piece family bathroom including bath and corner shower. Porcelanosa tiling throughout all bathrooms. Garden Grounds. Ground Source Heating. EV charging points as standard. Option to include solar panels.

* Reservation Fee Applies
* Photographs for illustration purposes
* Call to Enquire

PHOTOGRAPHS ILLUSTRATION PURPOSES ONLY

• Stunning 4 Bedroom Detached Bungalow "THE FERN"

• BUILT BY EASY LIVING DEVELOPMENTS

• New Development, Kings Meadow, Coaltown of Balgonie

• Open Plan Lounge/Kitchen/Diner with Vaulted Ceiling

• Large Utility Room

• 4 Spacious Bedrooms, with Master En-Suite & Fitted Wardrobes to 3 Bedrooms

• Luxury 4 Piece Family Bathroom

• Garden Grounds & Driveway

• EV charging points as standard. Option to include solar panels. Ground Source Heating

• Showhome viewing can be arranged by appointment only.

SITUATION – Coaltown of Balgonie

PHOTOGRAPHS ON THIS LISTING ARE FOR ILLUSTRATION O

FLOOR SPACE - 133m2

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

STUNNING OPEN PLAN LOUNGE/KITCHEN/DINING

LARGE 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

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
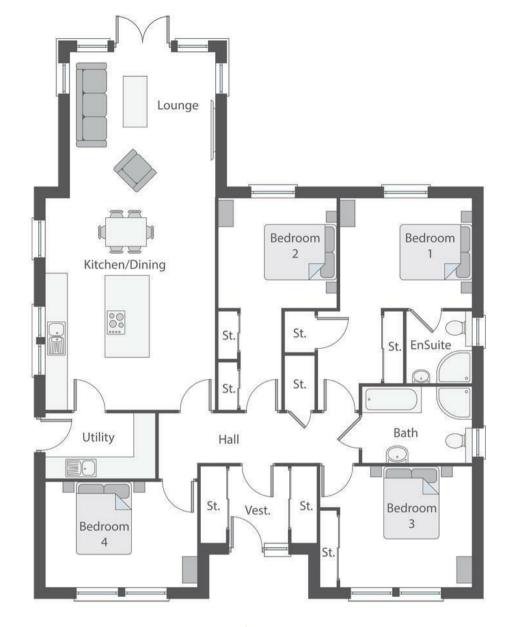13'8" x 9'5" (approx) (4.17m x 2.87m (approx))

FAMILY BATHROOM
9'9" x 6'9" (approx) (2.97m x 2.06m (approx))

DRIVEWAY

GARDEN GROUNDS

INFORMATION

Proposed Pedestrian link to core path

Proposed Pedestrian link to core path

Housetype Schedule	
Housetype	Quantity
Nina	22
Fern	8
Inchkeith	4
Noss	12
Shaw	3
Shaw Special	4
Taylor	1
Taylor Special	4
Victoria	2
Gairsay	1
Hunter	5
Iona	2
Jonathan	12
Total	80

Scale
0 10 20 30 40 50

A1

EASY LIVING
HOMES

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Eastfield Ind. Est,
Glenrothes, Fife, KY7 4NS

PROJECT:
Proposed Development at
Queens Meadow, Coaltown of Balgonie

DRAWING:
Site Plan
General Arrangement

Drawn/altered by: SHM
Checked by:
Date: 16/02/22
Scales: 1:500

Site Code: 076
Job Code: SK/SP
Drawing No.: 001
Revision: C

Floor plan labels:
- Lounge
- Kitchen/Dining
- Bedroom 2
- Bedroom 1
- St.
- St.
- St. EnSuite
- St.
- St.
- Utility
- Hall
- Bath
- Bedroom 4
- St.
- Vest.
- St.
- St.
- Bedroom 3

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.

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