



IONA, Easy Living Developments, Plot 047, Kings Meadow, Coaltown of Balgonie  
**Price £289,000**

# 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

IONA - An Eye-Catching 4-Bedroom Detached Villa with Driveway and Integral Garage! Built By Easy Living Developments!

Allan England's team at First for Homes are proud to offer for sale this impressive 4-Bed Detached Villa (113m<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 (NEFF integrated appliances) /dining room with focal feature of french doors bringing the outside in, separate utility room and WC/Cloaks completes the ground level. Upper level provides generous master bedroom with luxury en-suite and walk-in wardrobes, 3 further bedrooms with built-in wardrobes. Stunning 4-piece family bathroom. Gardens to the front and rear. 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 4 Bedroom Detached Villa with Garage "IONA"
- BUILT BY EASY LIVING DEVELOPMENTS
- New Development Kings Meadow, Coaltown of Balgonie
- Impressive Open Plan Kitchen/Dining with Patio Doors
- High Quality German Kitchen and NEFF Appliances Included
- 4 Spacious Bedrooms 4 With Fitted Wardrobes
- Luxury Family Bathroom, WC & Master En-Suite
- Exceptional Quality & Many Extras Included
- EV charging points as standard. Option to include solar panels.
- Ground Source Heating "Greener Homes! Greener Future"



## SITUATION – Coaltown of Balgonie

## PHOTOGRAPHS (Illustration Purposes Only)

### FLOOR SPACE - 113m<sup>2</sup>

### ENTRANCE VESTIBULE

**LOUNGE** 12'0 x 18'8 (3.66m x 5.69m)

### OPEN PLAN KITCHEN/DINING

19'1 x 9'2 (5.82m x 2.79m)

### UTILITY

5'11 x 5'10 (1.80m x 1.78m)

### WC

5'10 x 4 (1.78m x 1.22m)

### UPPER LEVEL

**BEDROOM 1 (MASTER)** 12 x 11'11 (3.66m x 3.63m)

**EN-SUITE** 8'1 x 4'8 (2.46m x 1.42m)

### BEDROOM 2

11'2 x 9'6 (3.40m x 2.90m)

### BEDROOM 3

10'11 x 8'1 (3.33m x 2.46m)

### BEDROOM 4

11'3 x 5'7 (3.43m x 1.70m)

**4-PIECE FAMILY BATHROOM** 7'4 x 7 (2.24m x 2.13m)

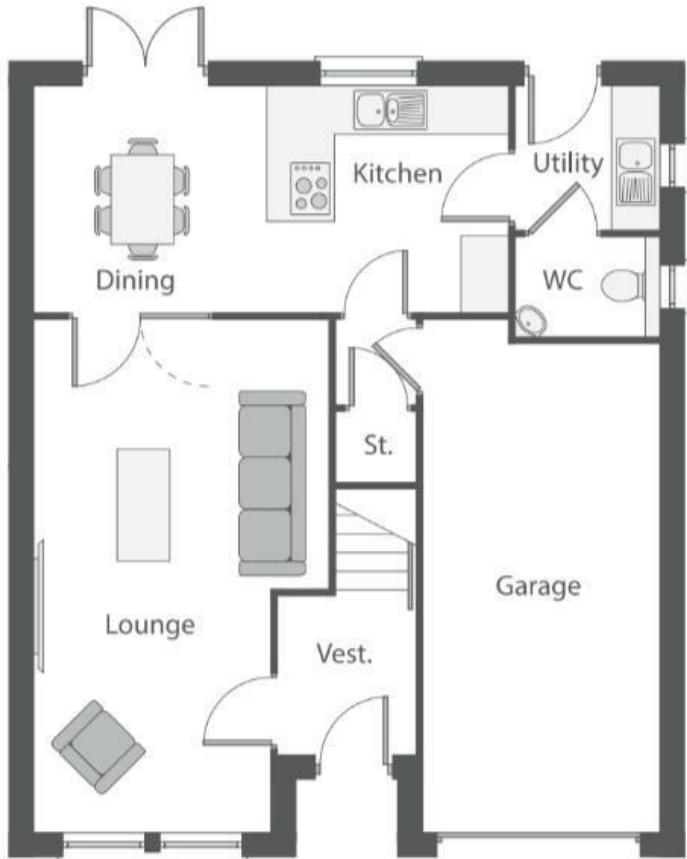
### GARDEN GROUNDS

### GARAGE

### 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?

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-  **first for trust**
-  **first for service**
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