

# first for homes

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Contact Allan England's Team

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Kings Meadow, Coaltown of Balgonie

**Price £239,995**

# 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

JONATHAN - A STUNNING/LUXURIOUS 2 BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY! BUILT BY EASY LIVING DEVELOPMENTS

Allan England's team at First for Homes are proud to offer for sale this impressive 2-Bed Semi Detached Bungalow (70m<sup>2</sup>) located in a highly sought-after new development of Kings Meadow, Coaltown of Balgonie built by Easy Living Developments, a five based multi award winning builder you can trust to build your dream home.

The immaculate new build provides luxurious family living accommodation comprising open plan spacious lounge/kitchen with stunning bi-fold doors leading to rear garden, stunning high specification German kitchen (with NEFF integrated appliances), separate utility room, 2 double bedrooms with built-in wardrobes, luxury family bathroom with separate shower. There are gardens grounds with a driveway for minimum 2 cars. EV charging points as standard. Ground Source Heating.

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

PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY







**SITUATION – Coaltown of Balgonie**

**PHOTOGRAPHS (Illustration Purposes Only)**

**FLOOR SPACE - 70m<sup>2</sup>**

**ENTRANCE VESTIBULE**

**HALLWAY** 10'8 x 7'6 approx (3.25m x 2.29m approx)

**LOUNGE/KITCHEN/DINER**

26'1 x 13'10 approx (7.95m x 4.22m approx)

**UTILITY** 6'3 x 5'11 approx (1.91m x 1.80m approx)

**BEDROOM 1** 9'6 x 9'6 approx (2.90m x 2.90m approx)

**BEDROOM 2** 9'6 x 9'6 approx (2.90m x 2.90m approx)

**FAMILY BATHROOM WITH SEPERATE SHOWER**

9'9 x 6'9 approx (2.97m x 2.06m approx)

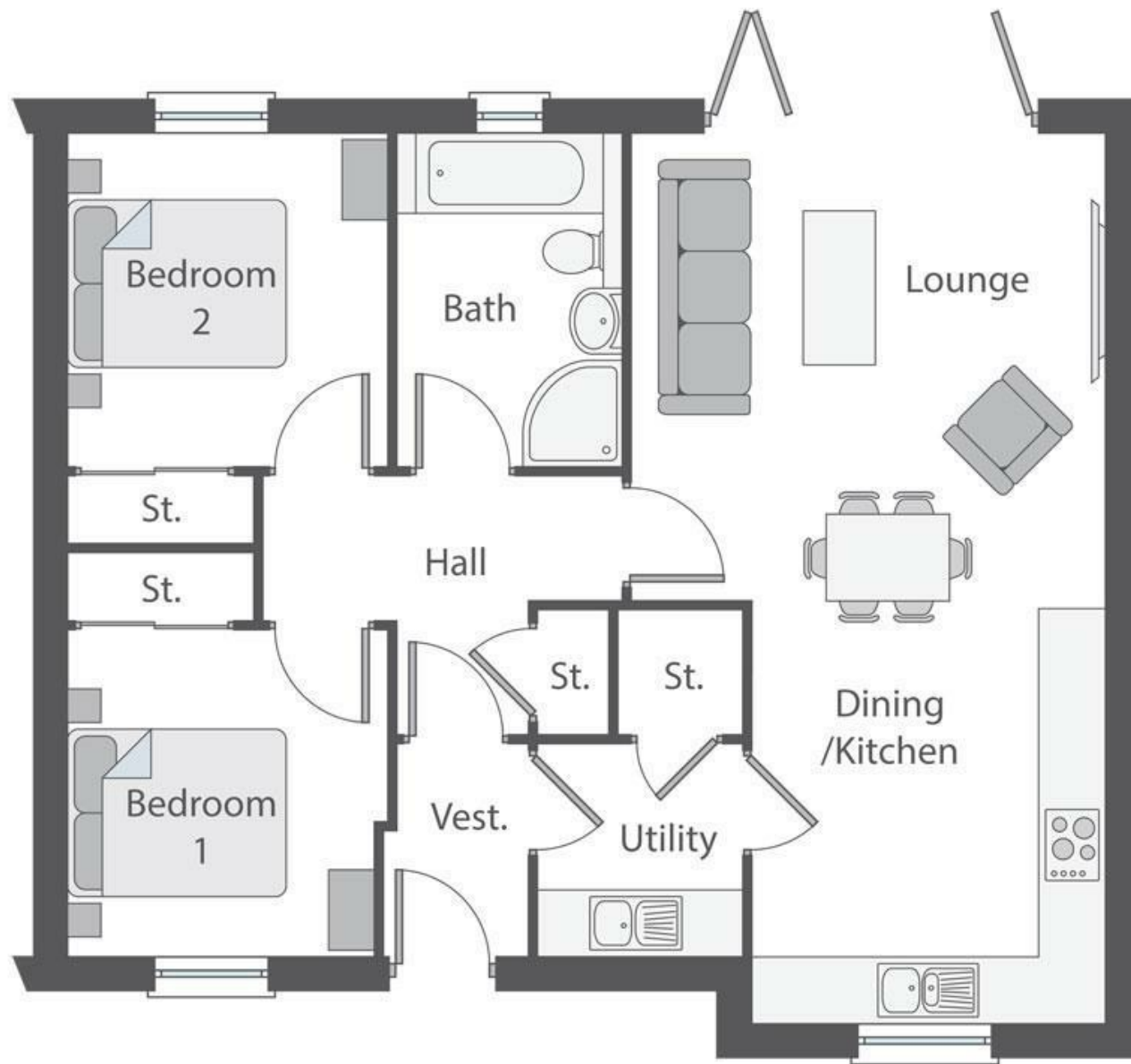
**GARDEN GROUNDS**

**DRIVEWAY FOR APPROX 2 CARS**

**INFORMATION**



Protection for new-build home buyers



## 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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