

first for homes

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Contact Allan England's Team
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Main Street, Coalton of Balgonie
Offers over £175,000

Main Street, Coaltown of Balgonie

VERSATILE FAMILY HOME! - Bright, Spacious Beautifully Presented 6-Bedroom Home Situated In Sought-After Village With Space For Drive!

Allan England's Team at first for homes are proud to present to the market this deceptively spacious 6-Bedroom Family Home situated within the highly sought-after Village of Coaltown of Balgonie. This lovely property offers versatile living accommodation for all the family with lounge/diner, kitchen, 6 bedrooms (one with en-suite facilities) and family bathroom. Externally there is a small garden area to the front which can be converted to a parking area subject to consents and generous rear gardens with a large outbuilding. Viewing is essential to fully appreciate all this fantastic home has to offer.

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SITUATION - Coaltown of Balgonie is a Village situated on the outskirts of Glenrothes. Glenrothes is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

- Bright & Spacious Throughout
- 6-Bedroom Versatile Family Home

- Sought-After Village Location
- Generous Rear Garden
- Large Out-Building
- Viewing Essential
- Don't Miss Out
- EPC Rating "E"





SITUATION – Coaltown of Balgonie

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE / DINER 22'8" x 12'7" approx. (6.93m x 3.86m approx.)

KITCHEN 15'10" x 8'7" approx. (4.83m x 2.62m approx.)

FIRST FLOOR

BEDROOM 1 16'5" x 12'11" approx. (5.02m x 3.95m approx.)

BEDROOM 2 16'0" x 11'2" approx. (4.90m x 3.42m approx.)

BEDROOM 3 8'1" x 6'11" approx. (2.48m x 2.13m approx.)

FAMILY BATHROOM 12'10" x 5'10" approx. (3.92m x 1.79m approx.)

INNER HALL

BEDROOM 4 11'2" x 9'9" approx. (3.41m x 2.98m approx.)

2nd FLOOR LEVEL

BEDROOM 5 12'0" x 11'10" approx. (3.67m x 3.62m approx.)

EN-SUITE BATHROOM 11'8" x 8'5" approx. (3.57m x 2.58m approx.)

BEDROOM 6 11'9" x 9'6" approx. (3.60m x 2.90m approx.)

GARDEN GROUNDS

LARGE OUTBUILDING

INFORMATION



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

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first for trust



first for service



first for aftercare

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