



- STUNNING EXECUTIVE DETACHED VILLA
- FIVE DOUBLE BEDROOMS MASTER EN-SUITE
- THREE PUBLIC ROOMS
- BREAKFASTING KITCHEN -

14 Queens Meadow, Coaltown Of Balgonie, Fife, KY7 6GZ

Offers Over £250,000

STUNNING EXECUTIVE EXTENDED DETACHED VILLA. SITUATED IN A SOUGHT AFTER PRIVATE RESIDENTIAL DEVELOPMENT WITHIN A DESIREABLE VILLAGE SETTING. THIS GENEROUS & FLEXIBLE FAMILY HOME HAS BEEN UPGRADED BY THE PRESENT OWNERS WITH ACCOMMODATION COMPRISING - VESTIBULE - RECEPTION HALL - FIVE DOUBLE BEDROOMS ( MASTER EN-SUITE) - THREE PUBLIC ROOMS - BREAKFASTING KITCHEN - UTILITY - FAMILY BATHROOM - SEP CLOAK/WC - SINGLE GARAGE - DG - GCH - ENCLOSED LOW MAINTENANCE GARDENS - EPC C . VIEWING HIGHLY RECOMMENDED.



## Property Description

### Full Description

STUNNING EXECUTIVE EXTENDED DETACHED VILLA. SITUATED IN A SOUGHT AFTER PRIVATE RESIDENTIAL DEVELOPMENT WITHIN A DESIREABLE VILLAGE SETTING. ORIGINALLY BUILT BY BOYACK HOMES TO A HIGH STANDARD OF SPECIFICATION TO INCLUDE HARDWOOD FACINGS & INTERNAL DOORS. THIS GENEROUS & FLEXIBLE FAMILY HOME HAS BEEN UPGRADED BY THE PRESENT OWNERS WITH ACCOMMODATION COMPRISING - VESTIBULE - RECEPTION HALL - FIVE DOUBLE BEDROOMS ( MASTER EN-SUITE) - THREE PUBLIC ROOMS - BREAKFASTING KITCHEN & APPLIANCES - UTILITY ROOM - FAMILY 4 PEICE BATHROOM WITH ROLLTOP BATH - SEP CLOAK/WC - SINGLE GARAGE- TRIPLE DRIVEWAY - DG - GCH - ENCLOSED LOW MAINTENANCE GARDENS MAINLY LAID TO LAWN WITH SHRUB BORDER. ITEMS AVAILABLE BY SEPERATE NEGOTIATION - EPC C. HOME REPORT £255,000. VIEWING HIGHLY RECOMMENDED OF THIS VERSATILE FAMILY HOME.

### Location

Coaltown Of Balgonie is a Beautiful small village in Central Fife ideally placed for the Commuter via the A92 Road Network throughout Fife, Dundee with the M90 providing ease of access to Edinburgh, Glasgow & beyond. Mainline Bus route is offered from the Main Street. Rail Links provided at Markinch ( Mainline) & Thornton With Glenrothes. The village itself boasts a well regarded Primary School, Local Shop with Post Office, Village Hall, Bowling Club & King George The V Park, Home of Balgonie Scotia Football Team. Secondary Schooling Offered in Glenrothes @ Auchmuty High School. Coaltown offers many walking routes for outdoors enthusiasts.

### DIRECTIONS

ON ENTERING THE VILLAGE ON MAIN STREET TURN INTO QUEENS MEADOW. THE PROPERTY IS INDICATED BY THE HOME SWEET HOME FOR SALE BOARD.





**VESTIBULE**  
SECURITY DOOR.

**RECEPTION HALLWAY**  
WELL PRESENTED IN NEUTRAL TONES LEADING TO ALL ACCOMMODATION OVER 2 LEVELS. CLOAKS STORAGE CUPBOARD HOUSES FUSE BOX & ELECTRIC METER. HARDWOOD FACINGS & DOORS. ALARM CONTROL. MODERN SLIMLINE RADIATOR.

**LOUNGE**  
18' 1" x 12' 3" (5.52m x 3.74m) BEAUTIFULLY PRESENTED PUBLIC ROOM WITH FEATURE DG BAY WINDOW FORMATION. GEORGIAN STYLE CEILING WITH COVING.



**KITCHEN/BREAKFAST ROOM**  
11' 3" x 10' 2" (3.43m x 3.10m) FITTED WITH A RANGE OF MODERN WALL & BASE CABINETS. COMPLIMENTING WORKTOP SURFACE & BREAKFAST BAR HOUSING FREEZER. INTEGRATED GAS HOB, DOUBLE OVEN, EXTRACTOR FAN, FRIDGE & D/W. DG WINDOW. 1.5 BOWL SINK & SIDE DRAINER, TILED SPLASHBACK.

**UTILITY ROOM**  
6' 5" x 5' 5" (1.96m x 1.67m) FITTED WITH SIMILAR STYLE WALL & BASE CABINETS TO KITCHEN. WIPE CLEAN WORKTOP. PLUMBED FOR WHITE GOODS. SECURITY DOOR TO REAR GARDEN.



**DINING ROOM**  
11' 5" x 9' 6" (3.49m x 2.90m) GOOD SIZED DINING ROOM WITH FEATURE ARCH TO SUNROOM. ENJOYING AN OPEN PLAN FLOW.

**SUN ROOM**  
11' 6" x 11' 1" (3.52m x 3.38m) ACCESSED VIA DINING ROOM ENJOYING AN ABUNDANCE OF NATURAL LIGHT FROM 6 DG WINDOWS. RECESSED LIGHTING. TV POINT.



PARQUET HARDWOOD FLOORING.

### **BEDROOM 5/ OFFICE**

19' 2" x 9' 4" (5.85m x 2.86m) FLEXIBLE ROOM ABLE TO COMFORTABLY BE UTILISED AS A 5TH DOUBLE BEDROOM/ HOME OFFICE OR FAMILY ROOM. DG WINDOW FRONT FACING. MODERN SLIMLINE RADIATOR. TV PROJECTOR INCLUDED IN SALE.

### **SEP CLOAK/WC**

10' 5" x 3' 5" (3.19m x 1.06m) MODERN SUITE TO INCLUDE PEDESTAL WASHHAND BASIN. LOW LEVEL WC. FROST DG WINDOW. TILED FLOOR

### **STAIR TO FIRST FLOOR LANDING**

FEATURE HARDWOOD BANNISTER & BALLUSTRADE LEADING TO FIRST FLOOR GALLERIED EFFECT LANDING. 2 STORAGE CUPBOARDS HOUSED ON LANDING. LOFT ACCESS.

### **MASTER BEDROOM**

13' 0" x 12' 2" (3.97m x 3.71m) GENEROUS MAIN DOUBLE BEDROOM INCORPORATING DOUBLE MIRRORED WARDROBES. DG FRONT FACING WINDOW FORMATION.

### **EN-SUITE SHOWERROOM**

5' 5" x 5' 2" (1.67m x 1.60m) MODERN 3 PEICE SUITE TO INCLUDE SHOWER CUBICLE. WASHHAND VANITY UNIT WITH ADDITIONAL STORAGE HOUSED. LOW LEVEL WC. LARGE MIRRORED WALL ABOVE. TILED FLOOR & SPLASHBACK. FRONT DG WINDOW. EXTRACTOR FAN.

### **BEDROOM 2**

11' 11" x 11' 9" (3.65m x 3.60m) SPACIOUS SECOND DOUBLE ROOM WITH LARGE DOUBLE MIRRORED WARDROBE. DG WINDOW TO REAR.

### **BEDROOM 3**

12' 0" x 8' 9" (3.68m x 2.67m) BRIGHT THIRD DOUBLE BEDROOM WITH GOOD SIZED MIRRORED WARDROBES. DG

WINDOW TO FRONT.

### **BEDROOM 4**

12' 0" x 8' 9" (3.66m x 2.68m) FOURTH DOUBLE BEDROOM WITH DOUBLE WARDROBE . FEATURE HARDWOOD DOORS. DG WINDOW TO REAR.

### **FAMILY BATHROOM/WC**

7' 9" x 5' 10" (2.37m x 1.78m) FEATURING A MODERN FOUR PEICE SUITE TO INCLUDE ROLLTOP BATH WITH SPRAY ATTACHMENT. SEPERATE SHOWER CUBICLE. WASHHAND BASIN. LOW LEVEL WC. FROST DG WINDOW. EXTRACTOR FAN. TILED FLOOR & SPLASHBACK.

### **TRIPLE DRIVEWAY**

TRIPLE PAVIORIED DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES.

### **GARAGE**

19' 2" x 9' 4" (5.85m x 2.86m) SINGLE GARAGE WITH UP & OVER DOOR TO FRONT. SECURITY DOOR TO REAR GARDEN. POWER & LIGHT.

### **EXTERNAL**

LOW MAINTENANCE GARDEN GROUNDS TO FRONT, SIDE & REAR. LAWN TO FRONT & REAR BORDERED BY PLANTS, SHRUBS & STONE CHIPS, WATER POINT & POWER POINTS. FEATURE DOWNLIGHTING IN SOFFITS. CRAFT SHED/ OFFICE WITH POWER, LIGHT, TV & DESK. GAZEBO ENCLOSING HOT TUB WITH RECESSED LIGHTING & POWER ( HOT TUB BY SEPERATE NEGOTIATION)

### **EXTRAS**

ALL FITTED FLOOR COVERINGS - BLINDS - INTEGRATED HOB, OVEN, DW, FRIDGE, FREEZER, CRAFT SHED/ OFFICE INCLUDED IN SALE. HOT TUB & SELECTED LIGHT FITTINGS BY SEPERATE NEGOTIATION.



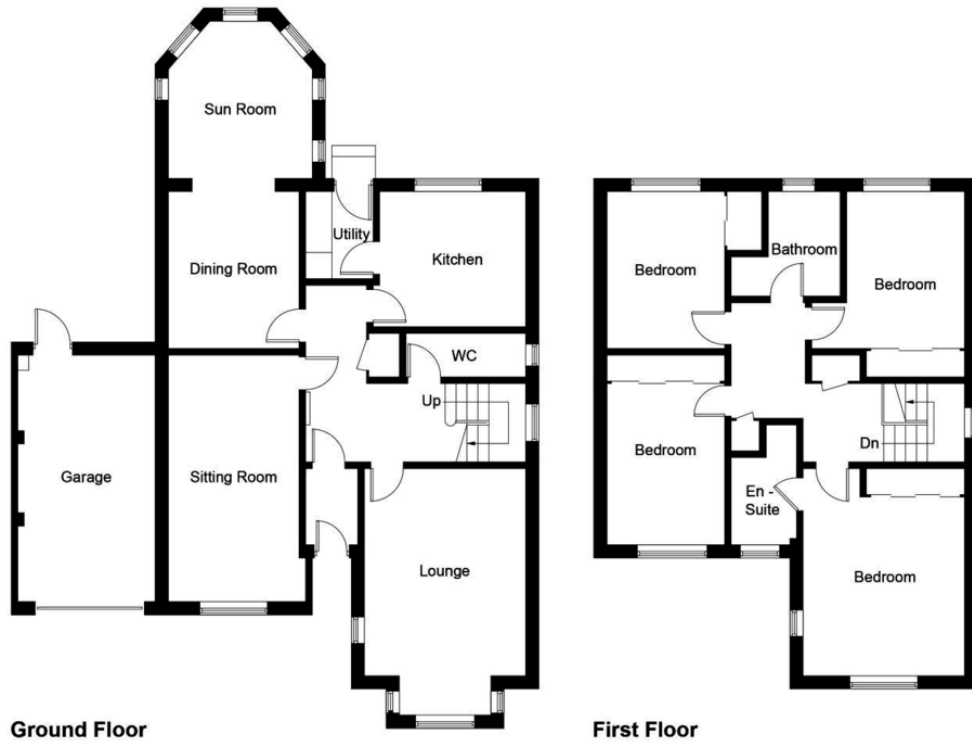
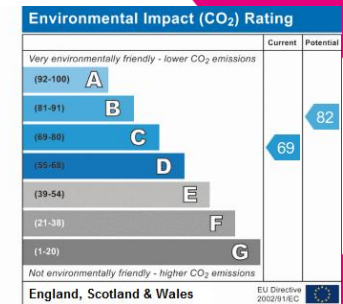
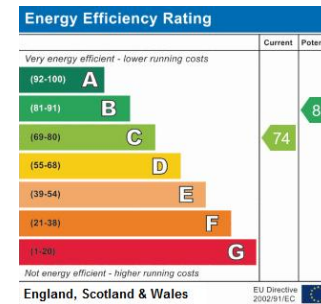


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1 Begg Road, Unit 28 JSBP,  
Kirkcaldy, KY2 6HD

www.homesweethomemoves.co.uk  
01592 725370  
info@homesweethomemoves.co.uk

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