



Kings Meadow

Coaltown Of Balgonie

Inchkeith

5 Bedroom Detached Villa with Integral Garage



5
BEDROOMS



1
BATHROOM



2
ENSUITE

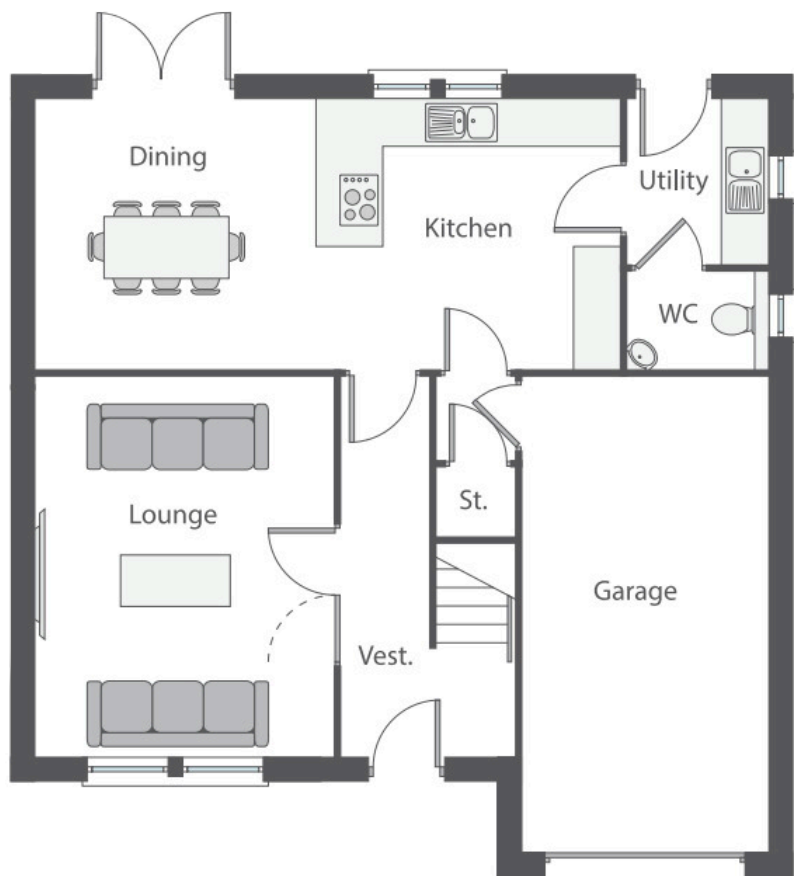
Inchkeith

With a large welcoming entrance hall leading to a spacious lounge and onto the impressive modern open plan kitchen-dining area with French doors giving access to the rear garden.

An integral garage and utility room with a WC completes an excellent ground floor layout.

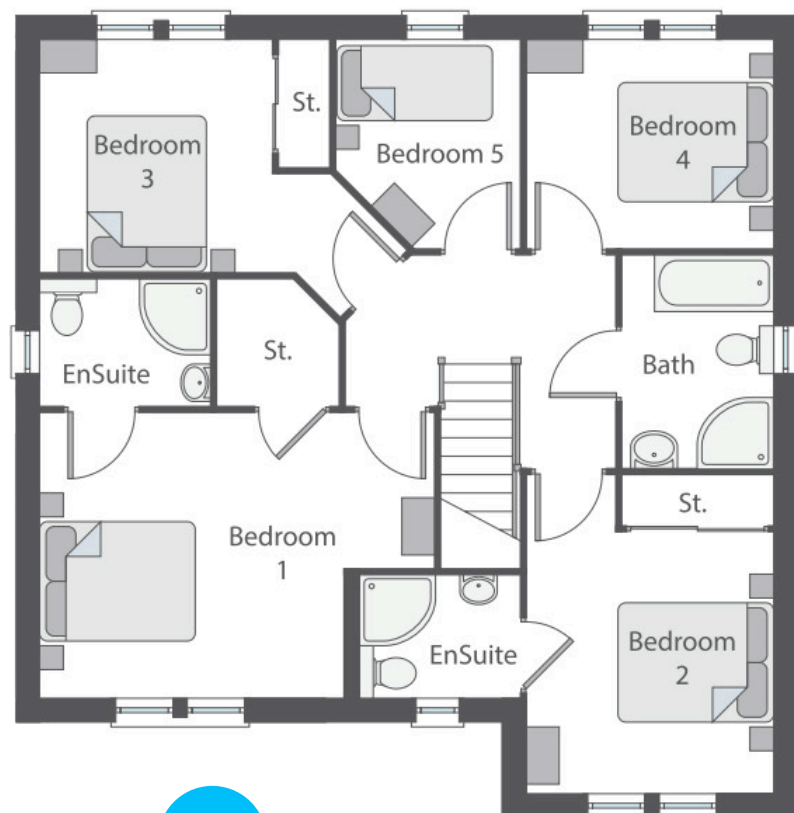
The master bedroom is enviably served by a large walk in wardrobe and luxurious en-suite, a further 4 bedrooms one of which also benefits from an en-suite and well-appointed bathroom, gives this impressive house ample space and facilities to easily accommodate the needs of a larger modern family





Ground Floor

Room	Width (Metric)	Depth (Metric)	Width (Imperial)	Depth (Imperial)
Vestibule	2170	4800	7' - 1"	15' - 9"
Lounge	3740	4800	12' - 3"	15' - 9"
Kitchen/Dining	7325	3405	24' - 0"	11' - 2"
Utility	1780	2100	5' - 10"	6' - 11"
WC	1780	1210	5' - 10"	4' - 0"
Garage	3100	6000	10' - 2"	19' - 8"



First Floor

Room	Width (Metric)	Depth (Metric)	Width (Imperial)	Depth (Imperial)
Hall	3390	2670	11' - 1"	8' - 9"
Bedroom 1	3740	3600	12' - 3"	11' - 10"
Bed 1 En-Suite	2100	1610	6' - 11"	5' - 3"
Bedroom 2	3100	3325	10' - 2"	10' - 11"
Bed 2 En-Suite	2025	1580	6' - 8"	5' - 2"
Bathroom	1905	2670	6' - 3"	8' - 9"
Bedroom 3	2900	2900	9' - 6"	9' - 6"
Bedroom 4	3100	2620	10' - 2"	8' - 7"
Bedroom 5	2315	2620	7' - 7"	8' - 7"

All quoted room sizes are approximate structural dimensions and may vary due to normal building tolerances. CGI's are for guidance only.

