



Kings Meadow

Coaltown Of Balgonie

Noss

3 Bedroom Semi-detached Villa



3

BEDROOMS



1

BATHROOM



1

ENSUITE

Noss

The large welcoming entrance hallway sets the tone for what is a perfect family home. A large lounge, with a spacious kitchen and dining gives families the space they need to sit and dine together, add in an impressive WC, utility room with large linen cupboard and you have a ground floor that exceeds expectations.

The striking turned stair leading to 3 bedrooms, with an en-suite to the master bedroom and a large bathroom which includes a separate shower enclosure.

The Noss gives ample space and facilities to easily accommodate the needs of a modern family.



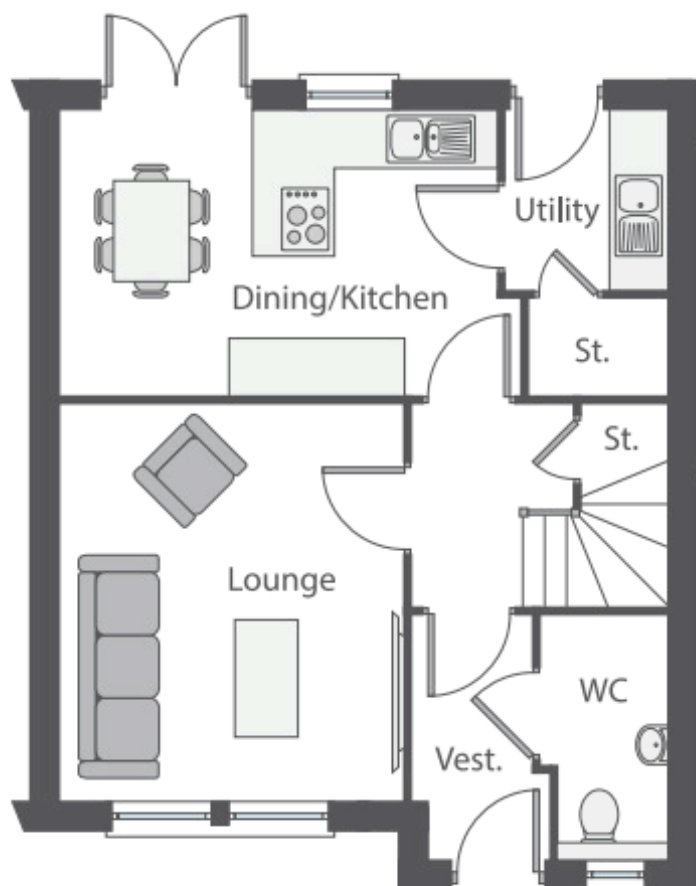


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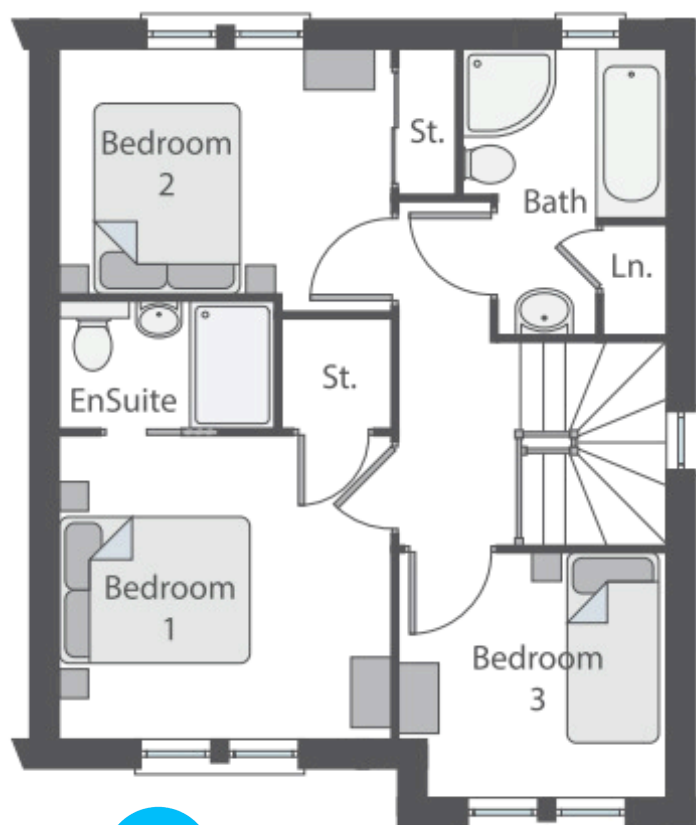
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Ground Floor

Room	Width (Metric)	Depth (Metric)	Width (Imperial)	Depth (Imperial)
Front Vestibule	1385	2535	4' - 7"	8' - 4"
Hall	1638	2075	5' - 4"	6' - 10"
Lounge	3552	4105	11' - 8"	13' - 6"
Kitchen/Dining	4747	2900	15' - 7"	9' - 6"
Utility	1700	1805	5' - 7"	5' - 11"
WC	1310	2535	4' - 4"	8' - 4"



First Floor

Room	Width (Metric)	Depth (Metric)	Width (Imperial)	Depth (Imperial)
Bedroom 1	3402	3155	11' - 2"	10' - 4"
En-Suite	2152	1230	7' - 1"	4' - 0"
Bedroom 2	3402	2680	11' - 2"	8' - 10"
Bathroom	2058	2900	6' - 9"	9' - 6"
Hall	1257	3490	4' - 1"	11' - 5"
Bedroom 3	2753	2535	9' - 0"	8' - 4"

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



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