



Kings Meadow

Coaltown Of Balgonie

Fern

4 Bedroom Detached Bungalow



4

BEDROOMS



1

BATHROOM



1

ENSUITE

Fern

The Fern is an elegantly designed and expansively proportioned 4 bedroom detached bungalow giving the modern family a wonderful home where everyone can enjoy a wealth of space.

The property boasts an impressive open plan kitchen/dining/lounge, with a feature vaulted ceiling to the Lounge area and French doors affording access to the rear garden providing plenty of natural light. Additionally, the property has a separate utility room with a side access to the driveway.

Bedroom 1 is enviably served by a walk-through dressing area with fitted storage and a luxurious en-suite. The further 3 double bedrooms all enjoy fitted wardrobes. A well-appointed 4 piece family bathroom complements the home perfectly.





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Ground Floor

Room	Width (Metric)	Depth (Metric)	Width (Imperial)	Depth (Imperial)
Vestibule	1610	2080	5' - 3"	6' - 10"
Hall	5440	1750	17' - 10"	5' - 9"
Utility	2965	1750	9' - 9"	5' - 9"
Kitchen/Dining	4600	5740	15' - 1"	18' - 10"
Lounge	4000	4000	13' - 1"	13' - 1"
Bedroom 1	3580	5740	11' - 9"	18' - 10"
Bed 1 En-Suite	1790	1950	5' - 10"	6' - 5"
Bedroom 2	3190	5740	10' - 6"	18' - 10"
Bathroom	2965	2050	9' - 9"	6' - 9"
Bedroom 3	3565	3280	11' - 8"	10' - 9"
Bedroom 4	4160	2880	13' - 8"	9' - 5"

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



EASY LIVING

HOMES

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