

9 Forresters Gait

COALTOWN OF BALGONIE, FIFE, KY7 6GT



EXCEPTIONAL FOUR BEDROOM DETACHED
HOME IN A QUIET RESIDENTIAL SETTING



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McEwan Fraser Legal are delighted to present to the market this impressive four-bedroom detached family home, set within a peaceful and desirable residential setting. Beautifully maintained by the current owners, the property combines generous proportions, well-appointed accommodation and an inviting sense of home, all presented in outstanding, walk-in condition. Offering an ideal setting for modern family life, this is a home where comfort, practicality and space come together effortlessly.

Upon entering, the welcoming inner hallway immediately sets the tone for the spacious accommodation beyond, with access to the principal living areas and staircase leading to the upper floor. The elegant lounge enjoys a pleasant outlook across the front gardens, with a large window allowing natural light to pour into the room, creating a bright and relaxing environment in which to unwind or entertain.



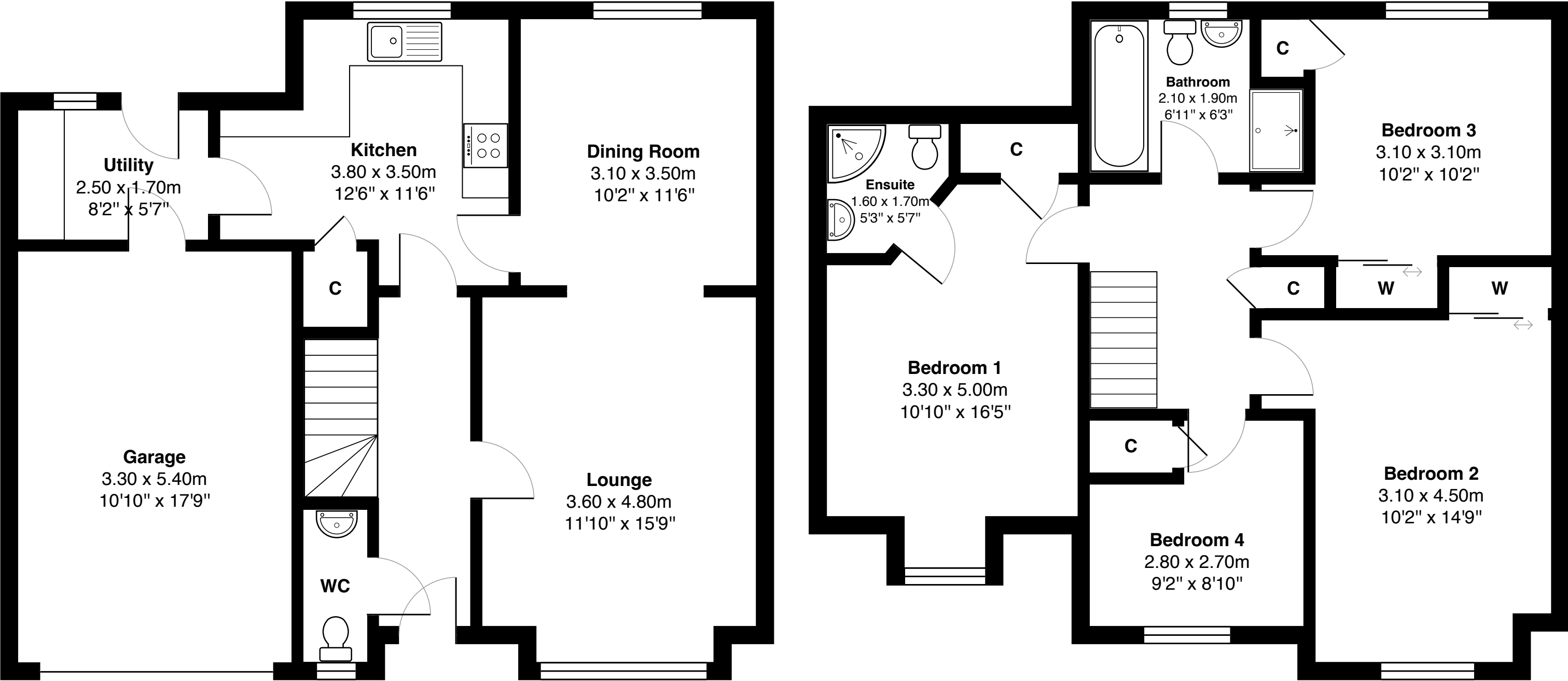
The generously proportioned kitchen and dining room forms the heart of the home, offering an excellent range of quality fitted floor and wall-mounted units, complemented by integrated appliances and ample space for family dining. With direct access to the rear gardens, this is a wonderfully practical space for everyday living, relaxed family meals and entertaining guests. A separate utility room provides additional convenience, while a ground-floor WC completes the downstairs accommodation.



The upper level continues to impress, with four well-proportioned double bedrooms offering excellent flexibility for growing families, visiting guests or those seeking dedicated space to work from home. The principal bedroom benefits from a stylish en-suite shower room and ample space for freestanding bedroom furniture, creating a comfortable and private retreat. The remaining bedrooms are served by a well-appointed family bathroom, complete with a shower over the bath.







Gross internal floor area (m²): 124m²
EPC Rating: C



Externally, the property enjoys attractive landscaped gardens to both the front and rear, thoughtfully arranged to provide an appealing outdoor setting without demanding excessive maintenance. The fully enclosed rear garden offers an ideal environment for children and pets, as well as a wonderful space for outdoor dining, relaxation and family gatherings during the warmer months. Further enhancing the appeal is a substantial driveway providing generous off-street parking and leading to the garage, making this an excellent choice for households requiring additional parking and storage.



Combining an enviable residential setting with spacious family accommodation, attractive gardens and the reassurance of a home maintained to a high standard, 9 Forresters Gait represents a superb opportunity for buyers seeking a property they can move straight into and enjoy from day one. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this outstanding family home has to offer.



Image credit: <https://www.tripadvisor.com/>

Coaltown of Balgonie is a quintessential, family-friendly village that offers an idyllic rural childhood alongside unparalleled commuter convenience. At the heart of this close-knit community is the highly regarded local primary school, where children thrive within a safe, welcoming environment.

Everything you need for traditional village life is within easy walking distance, including the historic Balgonie Arms pub for a warm family meal, and the handy Premier convenience store for your everyday essentials. Both walking distance from property.

While weekends are spent exploring King George V Park or visiting historic Balgonie Castle, working parents will appreciate the exceptional travel links. The A92 is just minutes away for road trips across Fife, while nearby Markinch station offers a direct, hassle-free train commute straight into Edinburgh city centre.

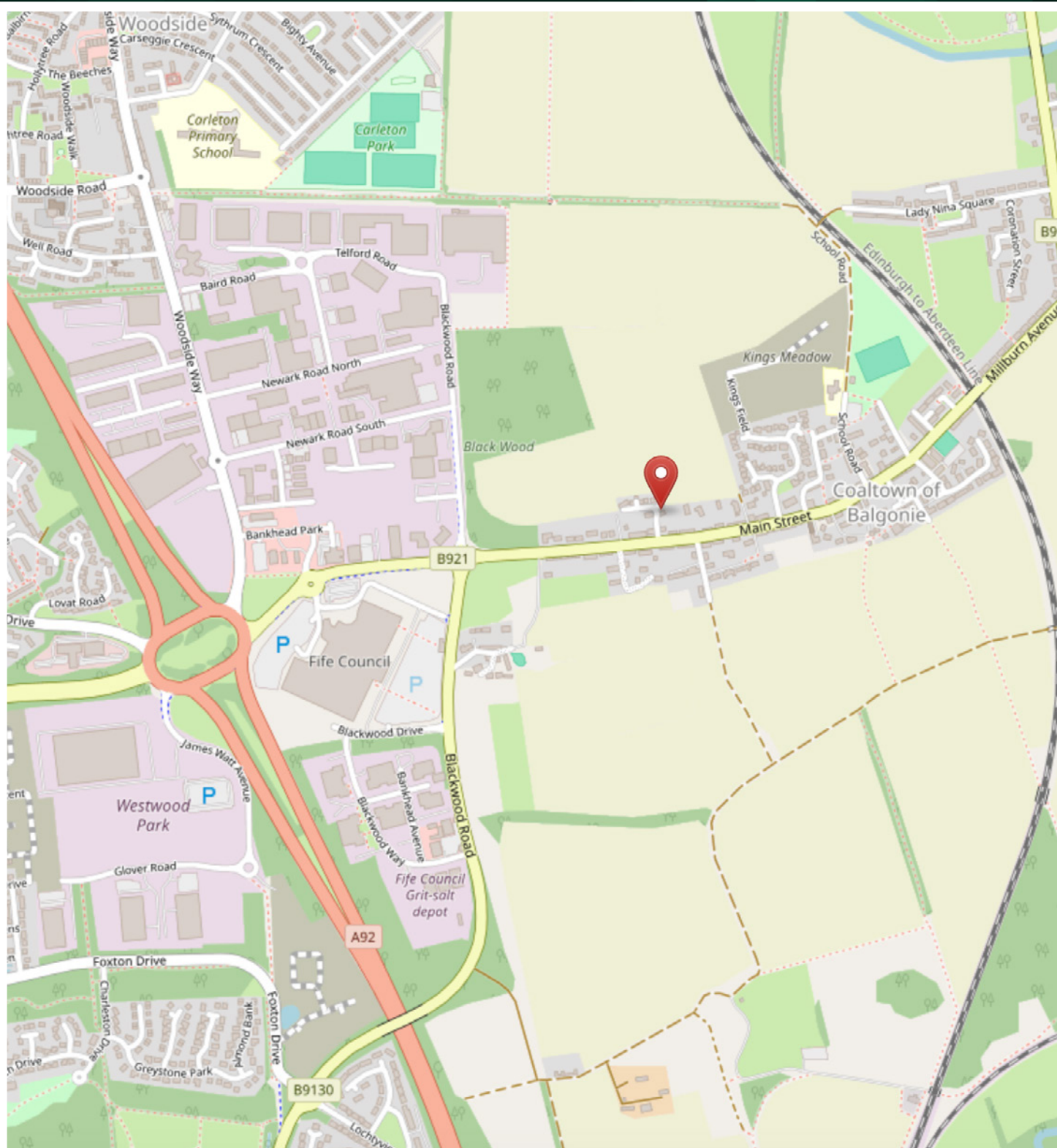


Image credit: <https://www.openstreetmap.org/>

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