



LUXURY HOMES COLLECTION

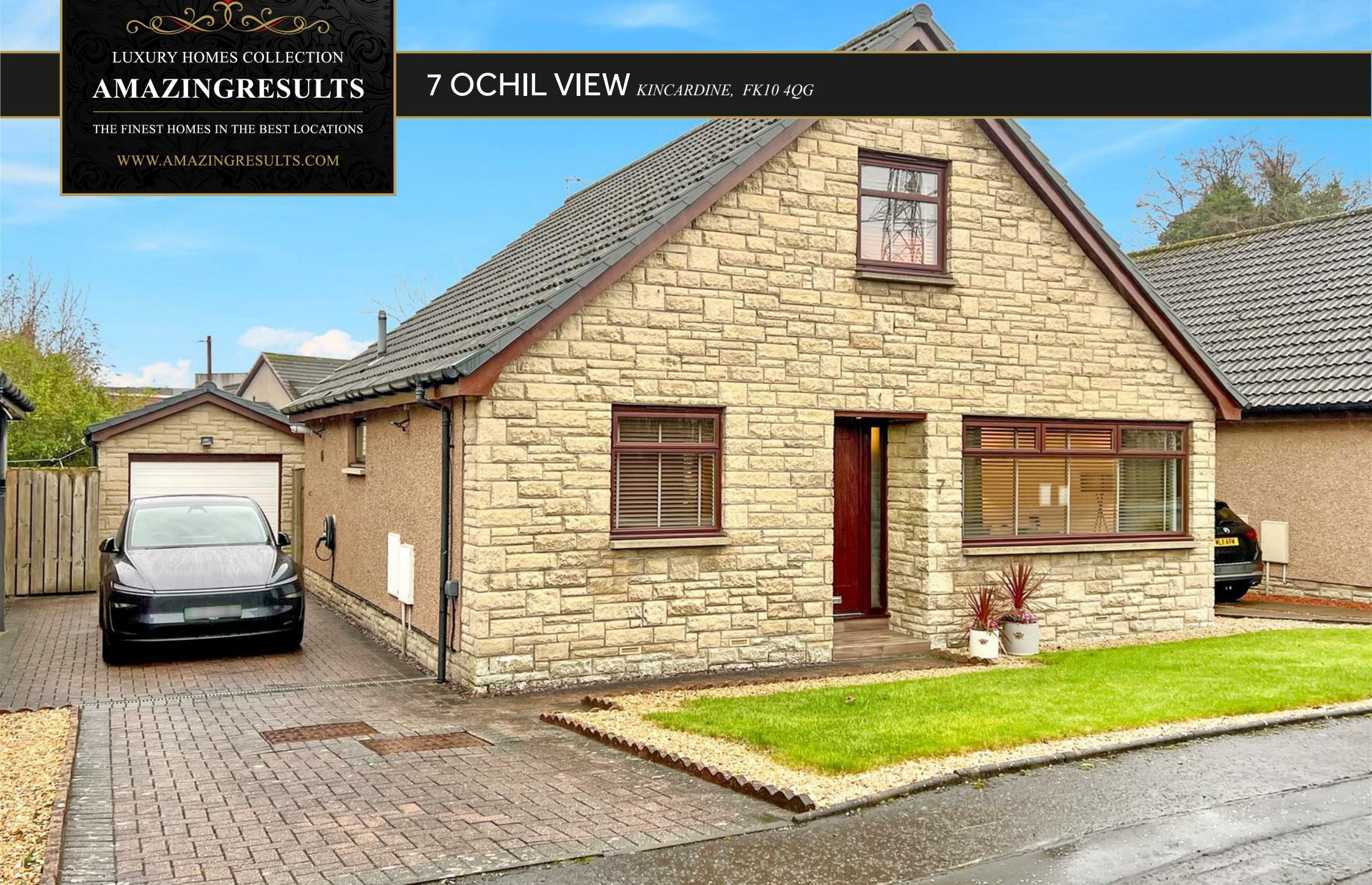
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**7 OCHIL VIEW**

KINCARDINE, FK10 4QG





# 7 Ochil View



Nestled in the charming village of Kincardine, Number 7 Ochil View presents a remarkable opportunity to acquire a stunning Detached 3 bedroom, 2 reception, 2 bathroom family home. This property has been meticulously modernised to an exceptional standard, ensuring a perfect blend of contemporary living and comfort. Spanning an impressive 1,346 square feet, the home boasts a flexible layout across two levels, making it ideal for family life.

The property is surrounded by attractive gardens, with the front garden featuring an area of laid-to-lawn and a mono-blocked driveway that provides parking for up to three vehicles. A large detached garage, complete with power and light, offers additional storage or workspace. The rear garden is a secure and easily maintained haven, featuring a substantial summer house that can serve multiple purposes, whether as a gym, home office, or a tranquil retreat.

With gas central heating and double glazing throughout, this home is not only aesthetically pleasing but also practical. Number 7 Ochil View is a rare find in a highly sought-after location, making it an ideal choice for families seeking a modern, spacious and beautifully finished home.

**Offers Over £289,950**





## DESCRIPTION

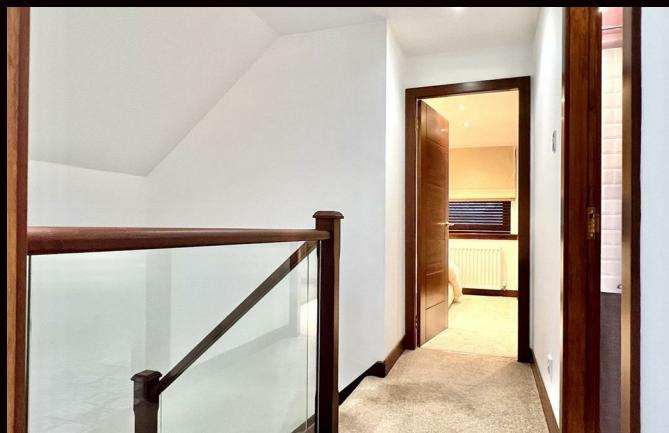
A truly stunning and deceptively large modern 3 bedroom family home that enjoys a highly sought-after location within the popular village of Kincardine.

This outstanding home offers a flexible layout over two levels and has undergone comprehensive modernisation, recently finished to a very high standard and simply cannot fail to impress!

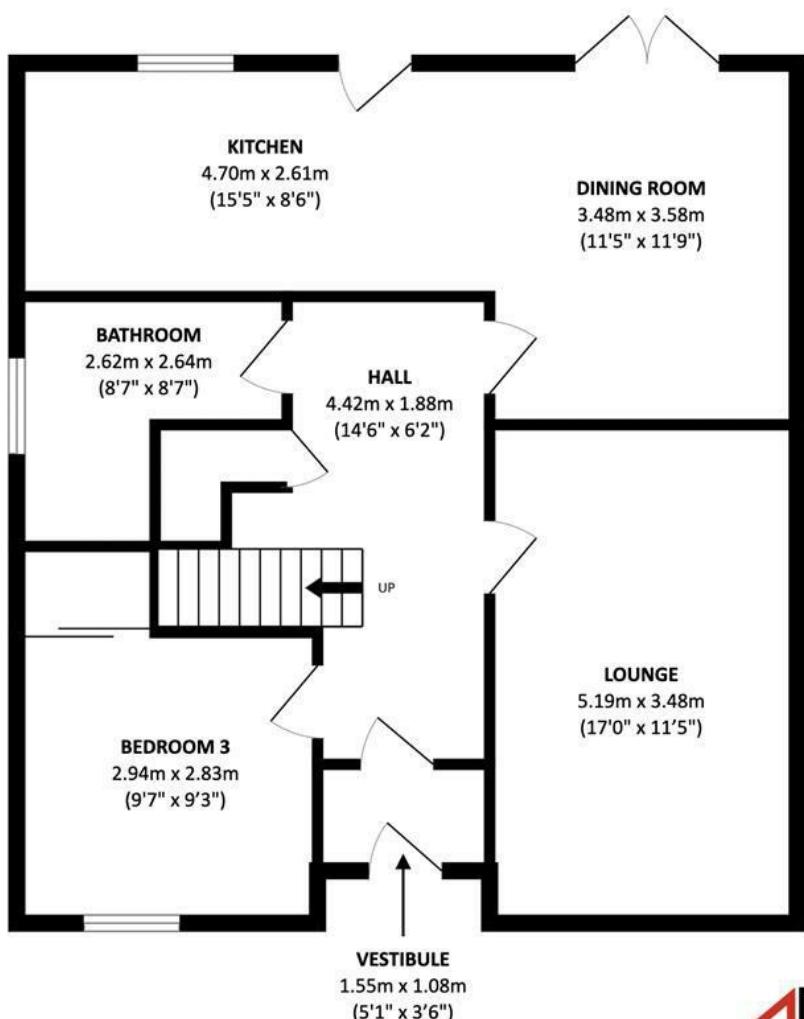
Upon entering, you are greeted by a welcoming vestibule that leads into a large hall with spacious lounge off, perfect for relaxation and entertaining. The heart of the home is undoubtedly the beautifully fitted family kitchen, which features a range of modern base and wall-mounted units, along with integrated appliances that cater to all your culinary needs. Adjacent to the kitchen, the dining room offers built-in storage to one wall and French doors that open onto the private garden, creating a seamless indoor-outdoor flow. The ground floor also accommodates a generous third double bedroom with full length fitted wardrobes and a luxurious family bathroom, complete with a striking free-standing bath.

Ascending to the upper level, you will find two large double bedrooms, both equipped with ample fitted wardrobes, alongside a stylish three-piece shower room.

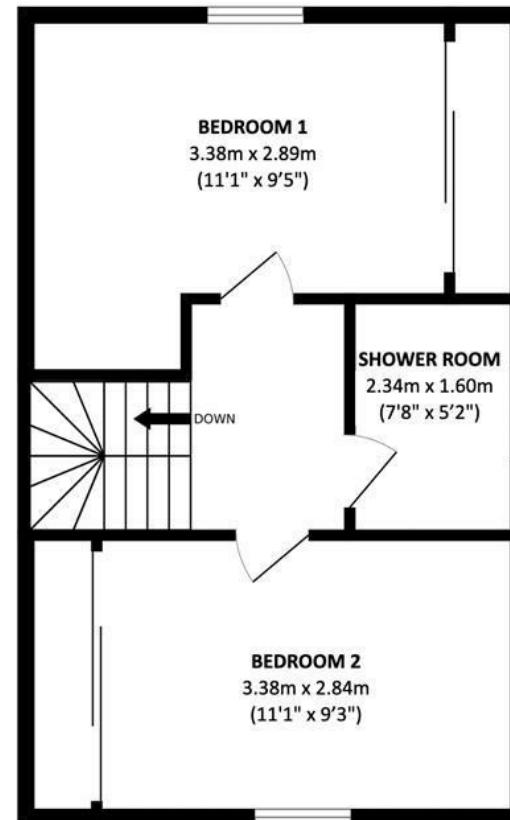
There is good storage throughout the property, which has been neutrally and tastefully decorated. There is gas central heating and double glazing.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION

The charming village of Kincardine is located on the banks of the Firth of Forth and benefits from a range of local shops, cafes, restaurants, health centre, primary school and local golf course. Located between the town of Alloa and City of Dunfermline the nearby road and motorway network provides easy access and commuting to Edinburgh, Glasgow, Stirling and Fife. The former fishing village is of historic interest with architecture dating as far back as the 17th century.

## KEY FEATURES

- \* Outstanding Detached Family Villa
- \* Highly Sought-After Location
- \* Spacious Lounge & Dining Room (French Doors)
- \* Superb Refitted Kitchen (Built-in Appliances)
- \* 3 Double Bedrooms With Fitted Wardrobes
- \* Luxury Family Bathroom
- \* Stylish Shower Room
- \* Private Enclosed Gardens
- \* Stunning 15ft Summer House/Home Office
- \* Mono-Bloc Drive & Large Garage
- \* Gas Heating & Double Glazing

## GARDENS, SUMMER HOUSE & GARAGE

The property sits amongst attractive gardens to the front and rear with the front featuring an area of laid-to-lawn and a mono-bloc 2/3 car driveway providing ample off street parking. This then leads to large detached garage measuring approx 5.76m x 3.03m (18'10" x 9'11") that features power and light with additional storage or workspace and courtesy door to side.

The private, easily-maintained gardens to the rear boasts a paved, fenced and fully enclosed garden which includes a substantial double glazed summer house measuring approx. 4.82m x 2.79m (15'9" x 9'1") with a wide variety of uses and will delight all who view!

## EXTRAS

All fitted floor coverings, blinds and integrated kitchen appliances are included in the purchase price.

## INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 01383 699 000.

## FREE MORTGAGE ADVICE

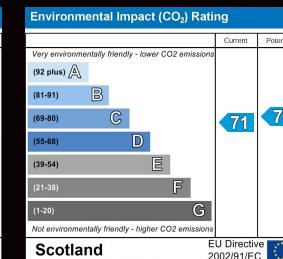
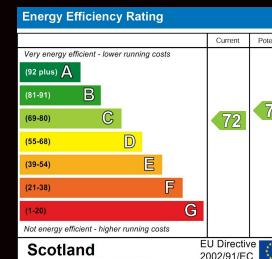
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## PROPERTY TO SELL?

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