



 **O'MALLEY**

**20 Auchinbaird**  
**, FK10 3HB**

**omalleyproperty.com**  
**01259212337**





## Description

Proudly introducing 20 Auchinbaird, Sauchie - a fantastic two bedroom, detached house.

Positioned on a generous plot, the property provides ample living space and is an ideal home for a range of different buyers.

Upon entering, you are welcomed with the spacious lounge, which features a large front facing window, allowing an abundance of natural light to enter. The spacious hallway guides you throughout the home and into the dining space, which seamlessly connects into the kitchen. The kitchen is equipped with a stylish range of wall and base mounted units, complementary worktops and provides rear door access to the garden.

Furthermore, the property enjoys two spacious bedrooms both of which are equipped with storage cupboards. In addition, there is the family bathroom which comprises of a bath and overhead shower combination, W.C and wash hand basin.

A unique feature of this home is the spiral staircase leading to the converted loft space, which has been thoughtfully transformed into two additional bedrooms. This versatile area can serve as extra living space, a home office or playroom.

The outdoor space includes a large driveway with ample parking and a spacious, low maintenance garden which is mainly slabbed and stone chipped throughout.



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**“Spacious Property”**

## Location

Auchinbaird in Sauchie is a popular residential area known for its tranquil atmosphere and friendly community. Residents enjoy easy access to local shops, schools, and parks, making it a great location for families and individuals alike. With its close proximity to larger towns and cities, Auchinbaird provides a perfect blend of peaceful living and modern convenience.

## Living Room

17'10" x 12'0"

## Kitchen

13'6" x 7'8"

## Dining Room

13'6" x 9'8"

## Bathroom

6'6" x 6'1"

## Bedroom 1

12'0" x 11'6"

## Bedroom 2

11'6" x 11'5"

## Bedroom 3

24'2" x 12'9"

## Bedroom 4

12'9" x 12'0"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.

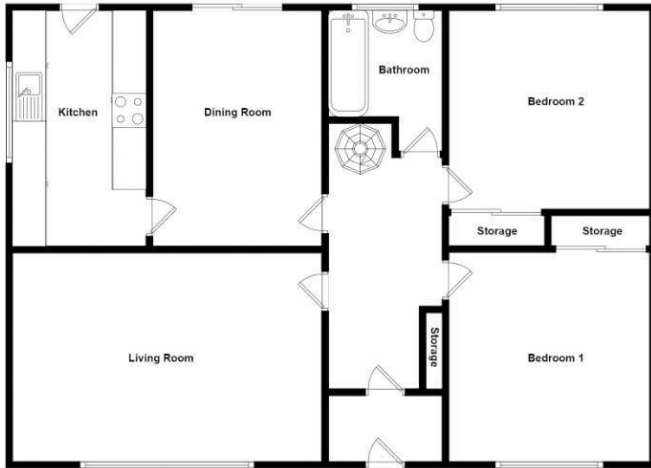


**Offers Over £219,995**

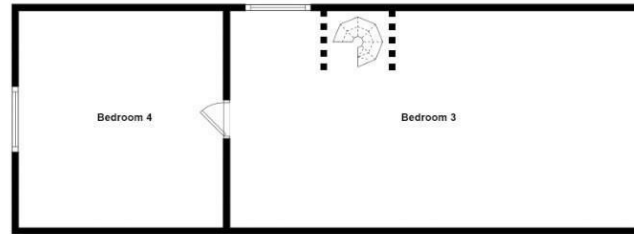
**Viewing 9am - 9pm 7 days a week**



Ground Floor



1st Floor



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