





Description

O'Malley Property are delighted to present to the market this well presented, detached cottage located in Riccarton, Clackmannan.

Set within extensive garden grounds and benefiting from off-street parking, this well-presented home offers an excellent opportunity for those seeking a blend of traditional character and modern comfort.

Upon entering, the bright and airy lounge is suited at the front of the property and features a beautiful wood-burning stove, creating a warm and cosy focal point - ideal for relaxing evenings. The adjoining kitchen is well-equipped with ample storage and workspace. The kitchen seamlessly flows into the sun room, which offers direct access to the rear. Both bedrooms are generously sized, offering flexibility for family living, guests, or home working. The contemporary bathroom, located at the rear of the property comprises of: bath with overhead shower combination, W.C, wash hand basin and a fitted cupboard.

Externally, the property boasts expansive garden grounds, offering excellent potential for outdoor living, gardening and off street parking.

“Spacious Property”

Location

Situated in the heart of central Scotland, Riccarton in Clackmannan offers a peaceful village setting with the charm of countryside living and the convenience of modern connections. Surrounded by scenic landscapes and historic landmarks, it's an ideal location for families and commuters alike. With easy access to Stirling, Falkirk, and Edinburgh, plus local schools, shops, and community amenities nearby, Riccarton combines tranquil living with everyday practicality — a perfect place to call home.

Living Room

14'6" x 11'1"

Kitchen

13'5" x 7'5"

Bedroom 1

14'4" x 11'5"

Bedroom 2

10'11" x 8'0"

Bathroom

10'1" x 7'3"

Home Report

The home report is available upon request.

Fixtures & Fittings

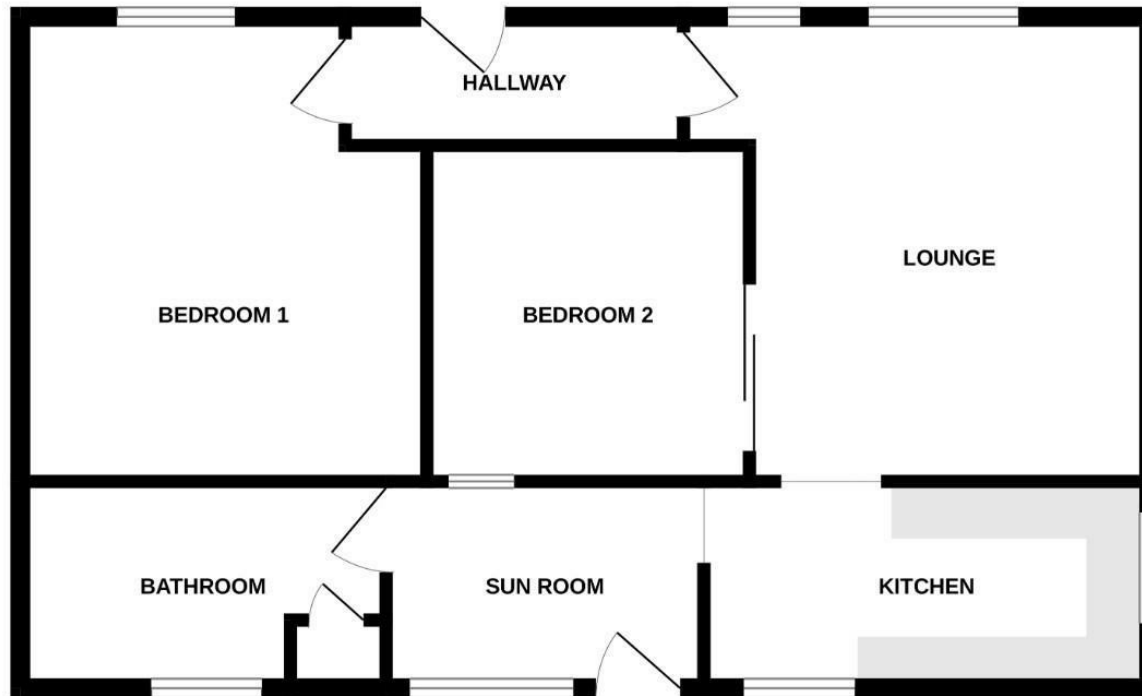
All floor coverings, light fittings and integrated appliances are included with the sale.



Offers Over £204,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 sq.m.) approx.

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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