



 O'MALLEY

**42 Kirk Street**  
Kincardine, FK10 4PT

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





## Description

O'Malley Property proudly presents: 42 Kirk Street, Kincardine – a spacious and versatile 4-bedroom Maisonette home, perfect for growing families or those looking for flexible living space.

On the lower floor, you're welcomed into a bright entrance hallway that leads to a generous living room. The kitchen sits at the heart of the home and offers great storage, while the adjacent utility room provides added convenience. You'll also find a well-proportioned family bathroom, along with two double bedrooms on this level, both offering plenty of space for furniture and personal touches.

Upstairs, the layout continues to impress with two further double bedrooms, a handy WC, and useful built-in storage off the landing — perfect for keeping things tidy.

Externally, the property benefits from a private rear garden space and on-street parking to the front.

42 Kirk Street is located in the charming village of Kincardine, well-positioned for access to local shops, cafes, schools, and commuter routes via the nearby Kincardine Bridge.



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**“Spacious Property”**

## Location

Kincardine is a desired village located on the banks of the River Forth, It has a selection of shops, cafes, and schools, as well as good transport links via the Kincardine Bridge — making it easy to travel to nearby towns and cities like Falkirk, Stirling, and Edinburgh. It's a great spot for those looking for a quieter pace of life while still being well-connected.

## Living Room

14'6" x 12'0"

## Kitchen

16'7" x 10'1"

## Bedroom 1

16'3" x 11'7"

## Bedroom 2

11'1" x 11'0"

## Bedroom 3

16'6" x 10'5"

## Bedroom 4

16'6" x 8'3"

## W/C

6'9" x 6'1"

## Bathroom

12'1" x 5'1"

## Home Report

The home report is available upon request via our office.

## Fixtures & Fittings

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

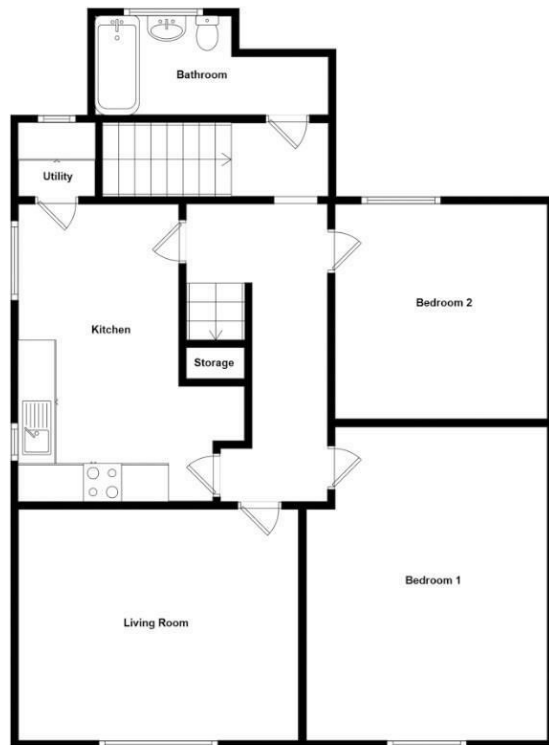


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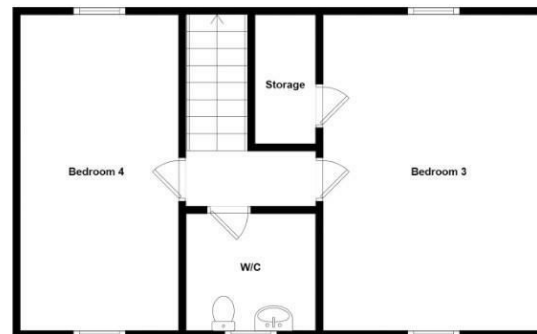
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Ground Floor



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.

