







## Description

O'Malley property present this well-appointed property in the tranquil and sought-after residential area of Marquis Drive, Clackmannan.

This delightful detached bungalow presents an exceptional opportunity for families and individuals alike. The property boasts a well-thought-out layout, all conveniently situated on one level, ensuring ease of access throughout.

Upon entering, you are welcomed by an inviting entrance vestibule that offers ample storage space. The bright hallway, enhanced by two generous storage cupboards, leads you into a spacious lounge, perfect for relaxation and entertaining. This room is a large front facing window allowing an abundance of natural light to flood the room. Adjacent to the lounge is a charming dining room, which seamlessly connects to a functional kitchen. The kitchen is equipped with floor and wall-mounted units, contrasting worktops, making it a delightful space for culinary pursuits. From here, you can step out into the conservatory, an ideal space for relaxation and ideal for outdoor enjoyment.

The bungalow features three well-proportioned bedrooms, each fitted with wardrobes, providing ample storage for personal belongings. The property also includes a convenient W.C. with a two-piece suite, alongside a family bathroom that boasts a walk-in shower cubicle, ensuring comfort for all.

Additional practical features include gas central heating and double glazing, enhancing the property's energy efficiency. The front garden is beautifully laid to lawn with attractive shrub borders, while a multi-car driveway leads to a single garage, providing secure parking options.

This well-presented bungalow is a rare find in a peaceful locale, making it an ideal choice for those seeking a comfortable and modern family home. An internal inspection is highly recommended to fully appreciate the space and quality this property has to offer.




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**“Spacious Property”**



### Location

Marquis Drive Clackmannan, offers residents a peaceful setting while remaining conveniently close to local amenities, schools, and transport links, making it an excellent choice for those seeking a blend of tranquility and accessibility.

### Lounge

16'9" x 12'9"

### Dining Room

9'8" x 9'2"

### Kitchen

15'10" x 13'10"

### Conservatory

13'1" x 9'6"

### Bedroom 1

11'11" x 11'4"

### Bedroom 2

11'11" x 9'6"

### Bedroom 3

10'9" x 10'2"

### Bathroom

8'9" x 7'9"

### WC

5'1" x 4'10"

### Home Report

The home report is available upon request.

### Fixtures & Fittings

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

### Misdescriptions Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



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