



PRIMROSE PROPERTIES

**26 Fairmount Drive
Sauchie, FK10 3HN**



OFFERS OVER £230,000

Well maintained detached bungalow situated within the popular village of Sauchie.

The property comprises: entrance hallway, spacious lounge, dining room, fitted kitchen, utility, three double bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and rear garden. A chipped and slabbed driveway to the side of the property provides off street parking. Excellent views of surrounding local area.

Sauchie is a small village close to the town of Alloa. The main street has several local shops, a Post Office, restaurant, pub, library and larger supermarkets are available in nearby Alloa. Also in Sauchie is the Clackmannanshire Community Healthcare Centre which provides a wide range of outpatient services and GP practices. There are various nursery and primary schools. The Gartmorn Dam offers scenic nature walks and is also ideal for fishing, horse riding or cycling. There is also an 18-hole golf course, local football stadium and village hall. For commuting, bus routes service Sauchie into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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Entrance Hallway 13' 2" x 4' 8" (4.01m x 1.42m) x 20' 7" x 3' 1"

Entrance hallway with carpeted flooring, five down lighter spotlight light fittings and one large double radiator. Two built-in storage cupboards. Access to lounge, kitchen, three double bedrooms and bathroom.

Lounge 15' 3" x 16' 4" (4.64m x 4.97m)

Bright spacious lounge with carpeted flooring, large double radiator, one feature light fitting and two spotlight light fittings. Cream coloured fireplace with electric fire. Large double glazed window to the front of the property. Access through to the dining room.

Dining Room 11' 8" x 9' 8" (3.55m x 2.94m)

Dining room with carpeted flooring, three-tier feature light fitting and large single radiator. Serving hatch to kitchen. Double glazed patio doors giving access out to the balcony and rear garden.

Kitchen 11' 7" x 9' 7" (3.53m x 2.92m)

Kitchen fully fitted with cream coloured wall and base units. Contrasting worktops incorporating a one and a half bowl beige coloured ceramic sink with drainer and mixer tap. Integrated gas hob with built-in extractor hood above. Built-in double electric oven. Space for a fridge and freezer. Carpet flooring, Three-tier spotlight light fitting and large single radiator. Ample space for a small table and chairs. Double glazed window to the rear of the property. Access to utility room.

Utility Room 5' 5" x 5' 4" (1.65m x 1.62m)

Utility room with fitted base units incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine. Beach wood effect laminate flooring and standard light fitting. A brown wooden door gives access out to the rear of the property.

Master bedroom 13' 2" x 9' 8" (4.01m x 2.94m)

Master bedroom with carpeted flooring, standard light fitting and large single radiator. Built-in double wardrobe with mirror sliding doors. Large double glazed window to the rear of the property. Access to en-suite.

En-suite 7' 5" x 4' 1" (2.26m x 1.24m)

En-suite papered with wet wall panelling within the shower cubicle comprising of a coloured w.c., sink and shower cubicle with wall mounted electric shower. Laminate flooring, two-tier spotlight light fitting, single radiator and extractor fan.

Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)

Second double bedroom with carpeted flooring, standard light fitting and large single radiator. Built-in double wardrobe with sliding panel doors. Large double glazed window to the front of the property.

Bedroom 3 9' 9" x 9' 8" (2.97m x 2.94m)

Third bedroom with carpeted flooring, standard light fitting and large single radiator. Built-in double wardrobe with sliding panel doors. Double glazed window to the front of the property.

Family Bathroom 7' 3" x 5' 1" (2.21m x 1.55m)

Family bathroom fully tiled comprising of a cream coloured w.c., sink and bath. Carpeted flooring, two spotlight light fittings and one single radiator. Opaque double glazed window to the side of the property.

Heating and Glazing

The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

To the front is a small area laid with chips for easy maintenance. To the rear is a large drying area laid with chips with a further area laid with lawn. Excellent views of local area.

Driveway/Parking

A large chipped and slabbed driveway is to the side of the property providing off street parking. There is also a communal parking bay area to the front of the property.

Extras Included

Included in the sale of the property are all floor coverings, light fittings, curtain poles, curtains, blinds, fireplace with electric fire, integrated kitchen appliances, automatic washing machine, fridge, freezer, tumble dryer and bathroom fittings.



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Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft

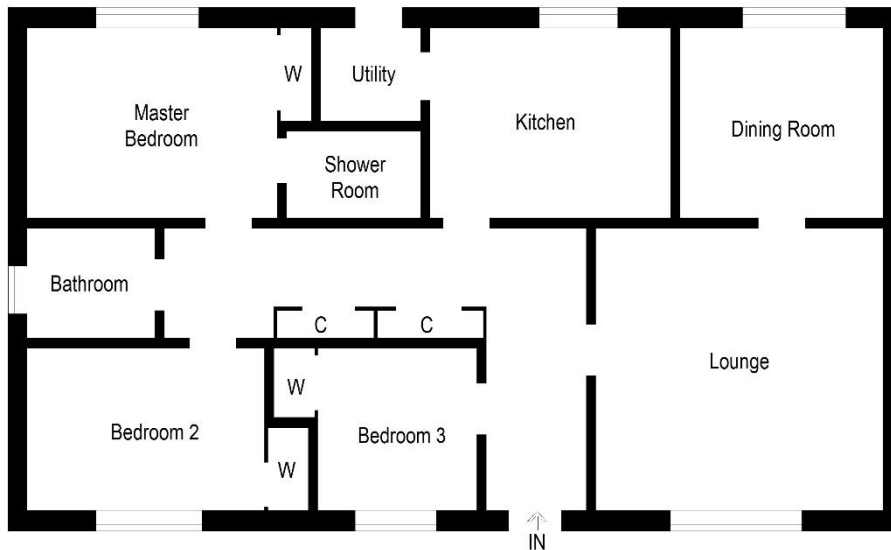


Illustration For Identification Purposes Only. Not To Scale (ID1036739 / Ref:86883)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewings

By appointment through Primrose Properties
01259 222950
sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm
Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

