



**PRIMROSE PROPERTIES**

**8 Devon Valley Drive  
Sauchie, FK10 3GA**



## **OFFERS OVER £214,950**

Well maintained detached villa set within the popular village of Sauchie.

The property comprises: entrance porch, hallway, spacious lounge, modern dining kitchen, utility room, downstairs cloakroom, 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 fully enclosed rear garden. A driveway to the side provides off street parking.

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 Porch** 4' 3" x 2' 9" (1.29m x 0.84m)

Entrance porch with wood effect laminate flooring and feature light fitment. Access to lower hallway.

### **Lower Hallway** 9' 7" x 3' 8" (2.92m x 1.12m)

Lower hallway with wood effect laminate flooring, feature light fitment and large double radiator. Large under stairs storage cupboard.. Access to kitchen, utility, lounge, downstairs cloakroom and stairs to upper level.

### **Lounge** 17' 7" x 11' 2" (5.36m x 3.40m)

Bright spacious lounge with wood effect laminate flooring, two feature light fitments and two single radiators. Double glazed French doors give access out to the rear garden.

### **Kitchen/Diner** 14' 3" x 7' 6" (4.34m x 2.28m)

Modern kitchen/diner fully fitted with cream wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker with stainless steel extractor hood above. Space for a free standing upright fridge/freezer. Space for a table and chairs. Wood effect laminate flooring, two feature light fitments and large double radiator. One double glazed window to the front of the property and one small double glazed window to the side of the property.

### **Utility Room** 7' 9" x 5' 2" (2.36m x 1.57m)

Utility Room fitted with base units. Contrasting worktop incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine. A white UPVC door gives access out to the side and rear of the property.

### **Downstairs Cloakroom** 6' 3" x 2' 5" (1.90m x 0.74m)

Downstairs cloakroom painted with splashback tiling comprising of a white w.c. and sink. Tile effect laminate flooring, standard light fitment and small single radiator. Opaque double glazed window to the front of the property.

### **Master Bedroom** 12' 0" x 11' 3" (3.65m x 3.43m)

Master bedroom with grey wood effect laminate flooring, standard light fitment and large single radiator. Large built-in wardrobe with three mirror sliding doors. Double glazed window to the front of the property. Access to en-suite.

### **En-suite** 6' 2" x 5' 2" (1.88m x 1.57m)

En-suite with wet wall panels comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Black tile effect laminate flooring, feature light fitment and chrome heated towel rail. Opaque double glazed window to the front of the property.

### **Bedroom 2** 8' 9" x 8' 6" (2.66m x 2.59m)

Second double bedroom with grey wood effect laminate flooring, standard light fitment and one single radiator. Built-in double wardrobe with mirror sliding doors. Double glazed window to the rear of the property.

### **Bedroom 3** 11' 1" x 8' 7" (3.38m x 2.61m)

Third double bedroom with beech wood effect laminate flooring, standard light fitment and one single radiator. Built-in double wardrobe with mirror sliding doors. Double glazed window to the rear of the property.

### **Family Bathroom** 7' 9" x 5' 6" (2.36m x 1.68m)

Family bathroom with wet wall panels comprising of a white w.c., sink and bath with wall mounted rain power shower off the gas mains. Grey wood effect laminate flooring, three down lighter spotlight light fitments and chrome heated towel rail. Opaque double glazed window to the side of the property.

### **Upper Hallway**

Upper hallway with carpeted flooring and feature light fitment. Access to three bedrooms, family bathroom and attic.

### **Gardens**

The front garden is laid to lawn with slabbed pathway leading up to the front door entrance. To the side is a driveway providing off street parking. The rear garden is fully enclosed and has a slabbed patio area and an area laid to lawn with a garden shed.

### **Heating and Glazing**

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

### **Extras Included**

Included in the sale of the property are all floor coverings, carpets, light fitments, blinds, curtain poles, integrated kitchen appliances, bathroom fitments and the garden shed.

Negotiable Items include the fridge/freezer, dishwasher and automatic washing machine

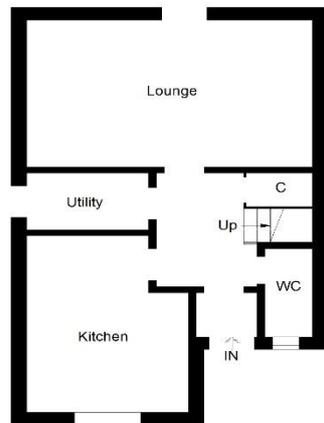
### **Driveway and Parking**

A driveway to the front and side of the property provides off street parking,

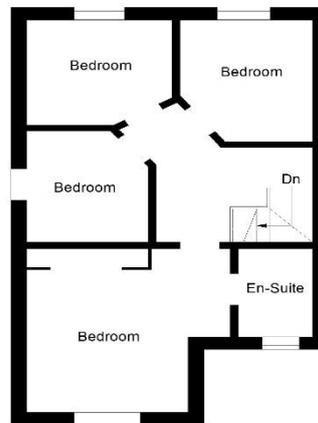




Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1070937/ Ref:87735)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

