



PRIMROSE PROPERTIES

20 Simpson Drive
Coalsnaughton, FK13 6JY



OFFERS OVER £114,950

Well maintained end terraced villa set within the popular village of Coalsnaughton.

The property comprises: entrance hallway, lounge, breakfasting kitchen, two double bedrooms 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 side and rear garden. A driveway to the side provides off street parking.

Coalsnaughton is a small village situated just south of Tillicoultry. Within the village there is a primary school, post office, convenience store and take away shop. The town of Alloa is only four miles away where you will find many shops, supermarkets, restaurants, hotels and leisure facilities. Alloa train station makes it easy to commute to the larger cities such as Stirling, Glasgow and Edinburgh.

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Entrance Hallway 4' 4" x 3' 6" (1.32m x 1.07m)

Entrance hallway with carpeted flooring, standard light fitment and one small double radiator. Access to lounge and stairs to upper level.

Lounge 15' 3" x 11' 8" (4.64m x 3.55m)

Bright spacious lounge with carpeted flooring, feature light fitment and one large double radiator. Marble fireplace with electric fire. Built-in alcove with storage cupboard below. Large double glazed window to the front of the property. Access through to kitchen.

Kitchen/Breakfast Room 10' 7" x 8' 4" (3.22m x 2.54m)

Breakfasting kitchen fully fitted with wood effect wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric induction hob with built-in double electric oven below and extractor hood above. Integrated fridge/freezer and space and plumbing for an automatic washing machine. Breakfast bar. Vinyl flooring, strip lighting and one double radiator. Double glazed window to the rear of the property. Access to lounge and rear hallway.

Bedroom 1 11' 8" x 11' 5" (3.55m x 3.48m)

Master bedroom with carpeted flooring, standard light fitment and one large double radiator. Built-in double wardrobe and built-in storage cupboard. Double glazed window to the front of the property.

Bedroom 2 12' 4" x 10' 6" (3.76m x 3.20m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe. Double glazed window to the rear of the property.

Family Bathroom 8' 5" x 5' 4" (2.56m x 1.62m)

Family bathroom with wet wall panels comprising of a white w.c., sink and large walk-in shower cubicle with wall mounted shower off the gas mains. Wood effect laminate flooring, four down lighter spotlight light fitments and chrome accessories. Opaque double glazed window to the rear of the property.

Rear Hallway 3' 6" x 4' 4" (1.07m x 1.32m)

Rear hallway with vinyl flooring and standard light fitment. Two large storage cupboards one housing the gas combination boiler and electrics. A white UPVC door gives access out to the rear garden.

Upper Hallway

Upper hallway with carpeted flooring and one standard light fitment. Small double glazed window to the side of the property. Access to two bedrooms, family bathroom and attic.

Heating and Glazing

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

Gardens

The front garden is enclosed by a brick wall and is laid with chips for easy maintenance. To the side is a driveway providing off street parking. Also to the side is a built-in coal cellar providing additional storage space. The rear garden has a slabbed patio area, slabbed drying area and a summer house.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, integrated kitchen appliances, marble fireplace with electric fire, bathroom accessories and summer house.



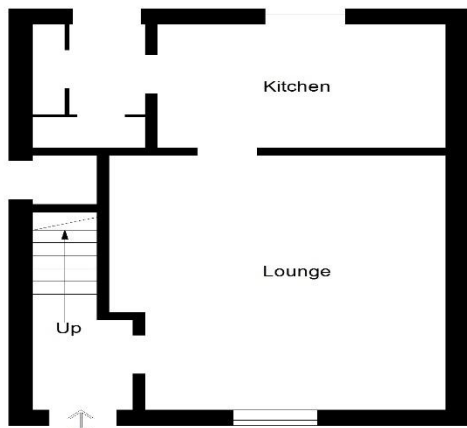


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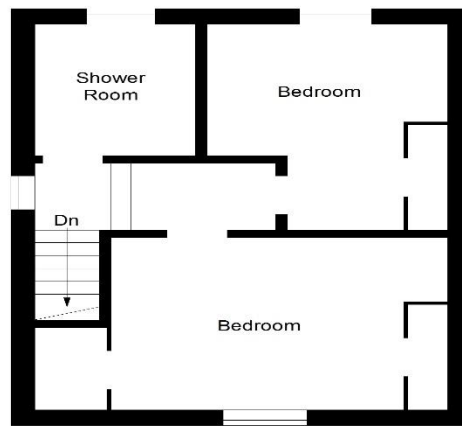
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Approximate Gross Internal Area = 78.0 sq m / 840 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1100258 / Ref:88545)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	84
EU Directive 2002/91/EC			

Viewings
 By appointment through Primrose Properties
 01259 222950
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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.

