



**PRIMROSE PROPERTIES**

**9 Park Place  
Clackmannan, FK10 4HE**



## **OFFERS OVER £334,950**

Well maintained detached villa situated within the popular village of Clackmannan.

The property comprises: entrance vestibule, lower hallway, lounge, dining room, kitchen, utility room, downstairs shower room and on the upper level three large double bedrooms, box/study room 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 large front garden with slabbed parking area and a fully enclosed large rear garden. A driveway to the side of the property leads to a large single garage providing off road parking.

Clackmannan is a small village which offers a variety of local shops, health centre, nursery and primary school. Nearby Alloa offers larger supermarkets and wide range of educational facilities secondary schools and the recently refurbished college. Stirling University can be easy reached with a direct bus. For commuting, bus routes service Clackmannan 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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## PRIMROSE PROPERTIES

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### **Entrance Vestibule** 3' 7" x 6' 0" (1.09m x 1.83m)

Entrance vestibule with carpet tile flooring, and standard light fitment. Large double glazed window to the front of the property and one small double glazed window to the side. Access through to lower hallway.

### **Entrance Hallway** 8' 7" x 5' 8" (2.61m x 1.73m)

Entrance hallway with carpeted flooring, standard light fitment and one double radiator. Access to lounge, kitchen, dining room and rear hallway.

### **Lounge** 20' 5" x 11' 2" (6.22m x 3.40m)

Bright spacious lounge with carpeted flooring, feature light fitment, wall mounted light fitment, two double radiators and fireplace with gas fire. Large double glazed window looking out over the rear garden. A white UPVC door also gives access out to the rear garden.

### **Dining Room** 19' 9" x 11' 0" (6.02m x 3.35m)

Dining room with tiled and carpeted flooring, two circular dome light fitments and one large double radiator. Two built-in storage cupboards with shelves. Two large double glazed windows to the front of the property and one large double glazed window to the side of the property.

### **Rear hallway** 18' 2" x 2' 9" (5.53m x 0.84m)

Rear hallway with carpeted flooring, two standard light fitments and one built-in storage cupboard. Access to downstairs double bedroom, shower room and stairs to upper level.

### **Kitchen** 11' 1" x 14' 1" (3.38m x 4.29m)

Kitchen fully fitted with wood effect wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated gas hob with electric oven below and extractor hood above. Space for a dishwasher and space for a free standing upright fridge/freezer. Space for a table and chairs. Laminate flooring, two three-tier spotlight light fitments and one large double radiator. One double glazed window to the front of the property and one double glazed window to the side of the property. A UPVC door gives access out to the side of the property.

### **Utility room** 9' 1" x 5' 2" (2.77m x 1.57m)

Utility room fitted with wall and base units. contrasting worktop incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and space for a tumble dryer. Carpet tile flooring, strip lighting and one small double radiator. Access to second downstairs bedroom.

### **Downstairs shower room** 5' 8" x 5' 0" (1.73m x 1.52m)

Downstairs shower room papered and painted with some splashback tiling comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. Tiled flooring, standard light fitment and chrome heated towel rail. Double glazed leaf patterned window to the side of the property.

### **Upper Hallway**

Upper hallway with carpeted flooring and three circular dome light fitments. Large three panel double glazed window overlooking the front of the property. Access to three double bedrooms, family bathroom and box/study room.

### **Downstairs bedroom** 13' 1" x 11' 2" (3.98m x 3.40m)

Downstairs double bedroom with carpeted flooring, standard light fitment and large single radiator. Space for free standing bedroom furniture. Double glazed window to the side of the property.

### **Bedroom 2** 13' 0" x 10' 2" (3.96m x 3.10m)

Second downstairs double bedroom with carpeted flooring, feature light fitment and large double radiator. Space for free standing bedroom furniture. Access through to the utility room. Double glazed window to the rear of the property.

### **Bedroom 3** 13' 0" x 11' 0" (3.96m x 3.35m)

Master bedroom with carpeted flooring, standard light fitment and large double radiator. Wall length fitted wardrobes with mirror sliding doors. Three panel double glazed window overlooking the rear of the property.

### **Bedroom 4** 17' 1" x 13' 1" (5.20m x 3.98m)

Upstairs double bedroom with wood effect laminate flooring and carpet flooring. Two circular dome light fitments, large double radiator and space for free standing bedroom furniture.

### **Bedroom 5** 13' 7" x 10' 5" (4.14m x 3.17m)

Upstairs double bedroom with carpeted flooring, standard light fitment and large double radiator. Eaves storage. Three panel double glazed window overlooking the front of the property. Access to roof space and boiler.

### **Box/Study Room** 5' 8" x 5' 4" (1.73m x 1.62m)

Box/study room with laminate flooring, standard light fitment and small single radiator. Double glazed window overlooking the side of the property.

### **Family Bathroom** 9' 2" x 5' 1" (2.79m x 1.55m)

Family bathroom tiled and painted comprising of a white w.c., sink and bath. Tiled flooring, standard light fitment and one double radiator. Opaque double glazed window to the rear of the property.

### **Heating and Glazing**

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

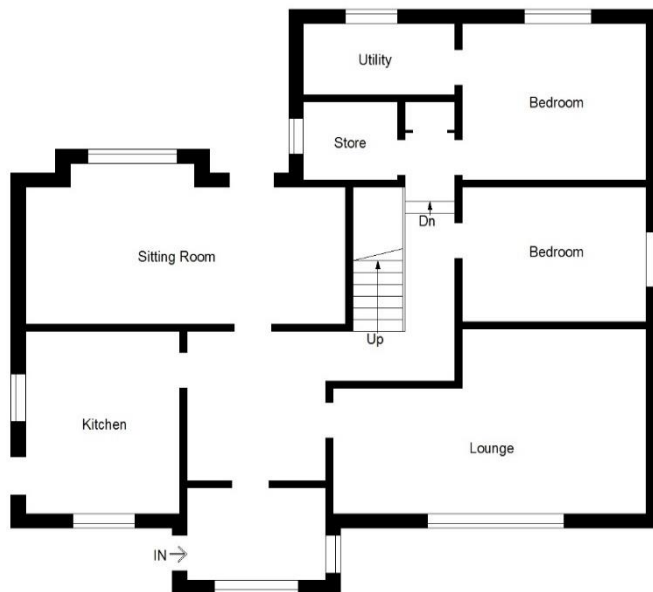
### **Gardens**

To the front is a large garden with several plants and shrubs. A slabbed parking area to the left side and to the right is a large driveway which leads to a good sized single garage. The rear garden is fully enclosed with several plants and shrubs. A large drying area laid to lawn. A greenhouse and summer house are also included.





Approximate Gross Internal Area = 190.6 sq m / 2052 sq ft

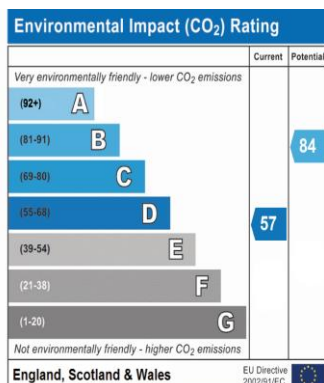
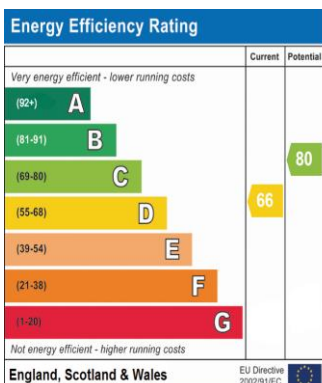


**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1102907 / Ref:88604)



**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.

