



PRIMROSE PROPERTIES

**6 Forth Street
Cambus, Alloa, FK10 2NU**



OFFERS OVER £349,950

Well maintained detached villa set within the popular village of Cambus, Alloa.

The property comprises: entrance vestibule, spacious lounge, second public room, dining room, modern fitted kitchen, downstairs cloakroom, utility room, four double bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system, large log stove burner and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. A tarred driveway and large double garage provide off street parking.

Cambus is a small village situated between Tullibody and Alloa and approximately 4 miles from the city of Stirling. There is a restaurant, park and a scenic country walk into Alloa. For educational facilities, Cambus is serviced by Tullibody which offers nursery, primary and secondary schools. For commuting, bus routes service Cambus 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 Vestibule 6' 6" x 3' 0" (1.98m x 0.91m)

Entrance vestibule with cream tiled flooring, one down lighter spotlight light fitment and one double radiator. French doors give access through to the lounge.

Lounge 23' 1" x 14' 4" (7.03m x 4.37m)

Bright spacious lounge with carpeted flooring, down lighter spotlight light fitments and large double radiator. A log burner provides additional warmth. Built-in under stairs storage cupboard. Two large double glazed windows to the front of the property. Open plan to feature stairwell leading to the upper level and access to second public room, kitchen, utility room, dining room and downstairs cloakroom.

Dining Room 14' 5" x 10' 7" (4.39m x 3.22m)

Dining room with wood effect laminate flooring, down lighter spotlight light fitments and large double radiator. Two large double glazed windows to the front of the property. French doors give access to the lounge. Open plan to kitchen.

Sitting Room 12' 1" x 9' 8" (3.68m x 2.94m)

Sitting room with carpeted flooring, down lighter spotlight light fitments and one double radiator. Double glazed French doors give access out to the rear garden.

Kitchen 14' 5" x 13' 5" (4.39m x 4.09m)

Modern kitchen fully fitted with wall and base units. Solid Oak wood worktops incorporating a white one and a half bowl sink with drainer and mixer tap. Rangemaster cooker with stainless steel extractor hood above. Integrated dishwasher and space for a free standing American style fridge/freezer. Breakfast island with base units. Luxury vinyl tile effect flooring, down lighter spotlight light fitments and small double radiator. Large double glazed window to the rear of the property. Access to large double garage. Open plan to dining room.

Utility Room 6' 8" x 6' 5" (2.03m x 1.95m)

Utility room fitted with wall and base units. Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and space for a tumble dryer. Wood effect laminate flooring, down lighter spotlight light fitments and one small double radiator. A white UPVC door gives access out to the rear garden.

Downstairs cloakroom 6' 4" x 3' 3" (1.93m x 0.99m)

Downstairs cloakroom painted with splashback tiling comprising of a white w.c. and sink. Wood effect laminate flooring, down lighter spotlight light fitments and one single radiator. Opaque double glazed window to the rear of the property.

Upper Hallway

Upper hallway with carpeted flooring and down lighter spotlight light fitments. Access to four double bedrooms, family bathroom and Attic.

Master Bedroom 13' 4" x 12' 6" (4.06m x 3.81m)

Master bedroom with carpeted flooring, two standard light fitments and one double radiator. Wall length fitted wardrobes with mirror sliding doors. Two double glazed windows to the rear of the property. Access to en-suite.

En-Suite 12' 6" x 6' 3" (3.81m x 1.90m)

En-suite tiled and painted comprising of a white w.c. sink and large walk-in shower cubicle with wall mounted shower off the gas mains. Mosaic tile flooring, down lighter spotlight light fitments, modern grey heated towel rail and fitted wall unit. Opaque double glazed window to the rear of the property.

Bedroom 2 11' 7" x 8' 7" (3.53m x 2.61m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe. A wooden door gives access to the family bathroom. Large double glazed window to the rear of the property.

Bedroom 3 14' 9" x 9' 2" (4.49m x 2.79m)

Third double bedroom with carpeted flooring, spotlight light fitment and one double radiator. Built-in storage cupboard with hanging rail. Two double glazed windows to the front of the property.

Bedroom 4 14' 9" x 9' 2" (4.49m x 2.79m)

Fourth double bedroom with carpeted flooring, spotlight light fitment and one double radiator. Built-in storage cupboard with hanging rail. Two double glazed windows to the front of the property.

Family Bathroom 10' 8" x 5' 9" (3.25m x 1.75m)

Family bathroom tiled and painted comprising of a white w.c. sink, bath and corner shower cubicle with wall mounted shower off the gas mains. Grey luxury vinyl flooring, down lighter spotlight light fitments, chrome heated towel rail and fitted bathroom units. Opaque double glazed window to the rear of the property. Access to second bedroom.

Heating and Glazing

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

Gardens

The front garden is laid to lawn with slabbed path leading up to the front door entrance. The rear garden is fully enclosed with a slabbed patio and a drying area with Rotary dryer laid to lawn.

Driveway and Garage

To the side is a tarred driveway and large double garage providing off street parking.

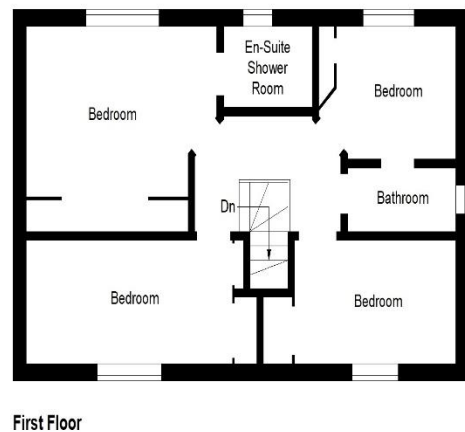
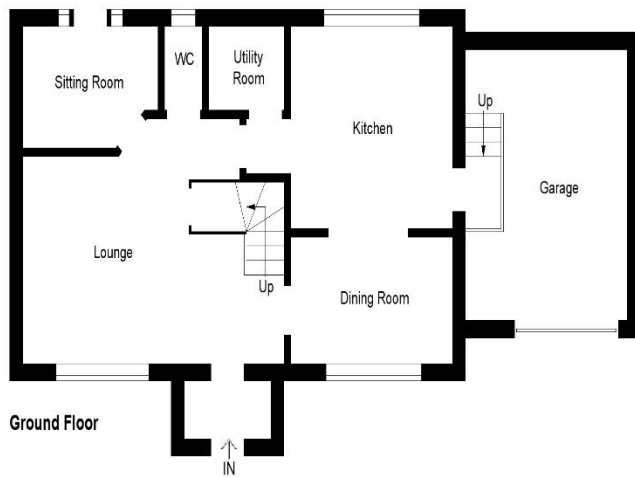
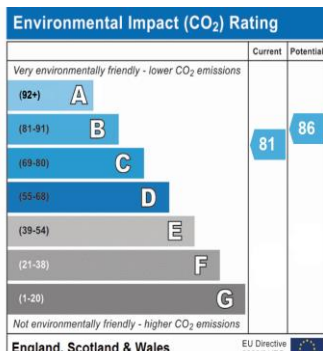
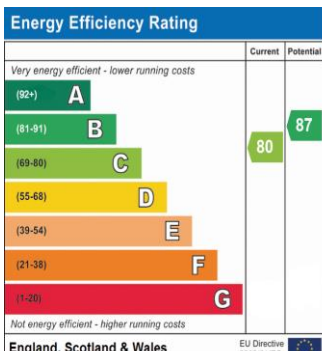


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Viewings
 By appointment through Primrose Properties
 01259 222950
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Opening Hours
 Mon – Fri 9am-5pm
 Sat 9:30am-1pm

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