



PRIMROSE PROPERTIES

27 Kellywood Crescent
Kincardine, FK10 4PB



OFFERS OVER £129,950

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

The property comprises: entrance hallway, lounge/dining room, fitted kitchen, three double bedrooms and family shower room. 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. Residents parking spaces to the front of the property.

Kincardine is a historic village set on the river Forth. The village has many local amenities such as a post office, supermarket, local shops, library, primary school and 18 hole golf course. The newly opened Clackmannan bridge provides easy access to the larger cities such as Stirling, Glasgow and Edinburgh.

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Entrance Hallway 5' 9" x 5' 9" (1.75m x 1.75m)

Entrance hallway with wood effect laminate flooring, standard light fitment and two storage cupboards one with shelves and one housing the electrics. Access to lounge/dining room, kitchen and stairs to upper level.

Lounge/Dining Room 20' 4" x 13' 6" (6.19m x 4.11m)

Open plan lounge/dining room with wood effect laminate flooring and carpet flooring. Two standard light fitments and two double radiators. Built-in alcove with shelves. Large double glazed windows to the front and rear of the property.

Kitchen 10' 9" x 8' 6" (3.27m x 2.59m)

kitchen fully fitted with white wall and base units. Black worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with built-in electric oven below and built-in extractor hood above. Space for a free standing upright fridge/freezer and space and plumbing for an automatic washing machine. Two built-in storage cupboards one with shelves and one housing the gas combination boiler. Vinyl flooring and circular dome light fitment. Double glazed window to the rear of the property. Access out to the rear garden via a white UPVC door.

Bedroom 1 13' 8" x 9' 0" (4.16m x 2.74m)

Master bedroom with wood effect laminate flooring, standard light fitment and one double radiator. Space for free standing bedroom furniture. Three panel double glazed window to the front of the property.

Bedroom 2 11' 2" x 11' 3" (3.40m x 3.43m)

Second double bedroom with wood effect laminate flooring, standard light fitment and one double radiator. Built-in storage area and space for free standing bedroom furniture. Three panel double glazed window to the front of the property.

Bedroom 3 11' 2" x 10' 7" (3.40m x 3.22m)

Third double bedroom with carpeted flooring, standard light fitment and one double radiator. Space for free standing bedroom furniture. Three panel double glazed window to the rear of the property.

Family Shower Room 7' 4" x 5' 5" (2.23m x 1.65m)

Family shower room fully tiled comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Tiled flooring, standard light fitment and one wall mounted chrome heated towel rail. Opaque double glazed window to the rear of the property.

Upper Hallway

Upper hallway with carpeted flooring and one standard light fitment. Built-in storage cupboard with shelves. Double glazed window to the rear of the property. Access to three double bedrooms, family shower room and attic.

Heating and Glazing

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

Gardens

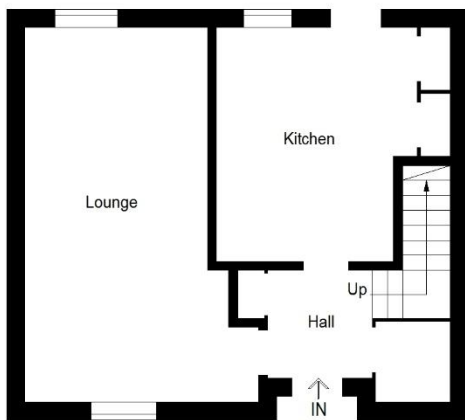
The front garden is enclosed by a brick wall with steps leading up to a slabbed pathway leading to the front door entrance. The garden has a chipped area with some small plants and shrubs. A pathway to the right side of the property gives access to the rear garden. There is also a venell allowing further access to the rear of the property. The rear garden is fully enclosed with a few steps leading up to the main garden area. To the left is a drying area laid to lawn and to the right hand side an slabbed patio area.

Extras Included

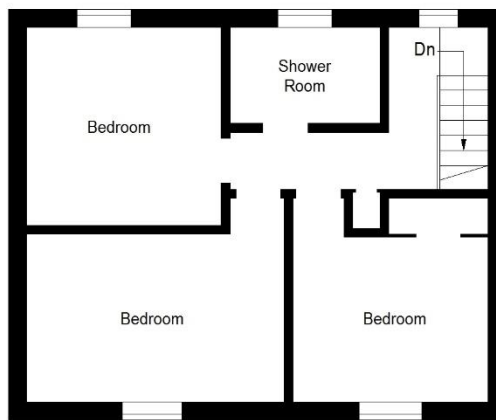
Included in the sale of the property are all floor coverings, carpets, curtain poles, curtains, blinds, light fitments, integrated gas hob and electric oven, extractor hood, fridge/freezer, automatic washing machine and bathroom fitments.



Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

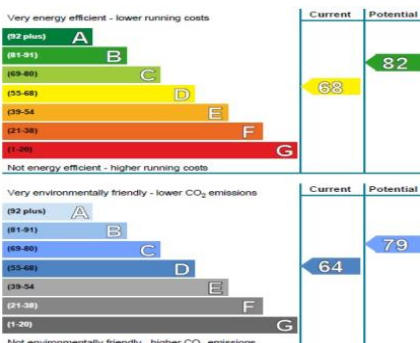


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1150161 / Ref:89671)



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.

