



**PRIMROSE PROPERTIES**

**114 Rosebank  
Sauchie, FK10 3NP**



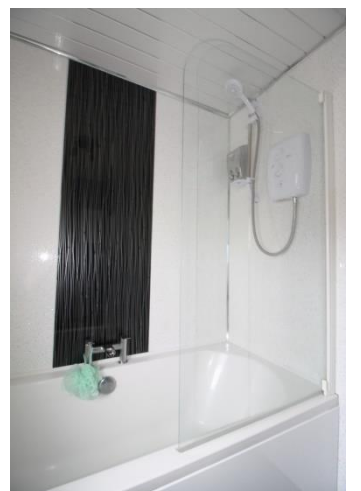
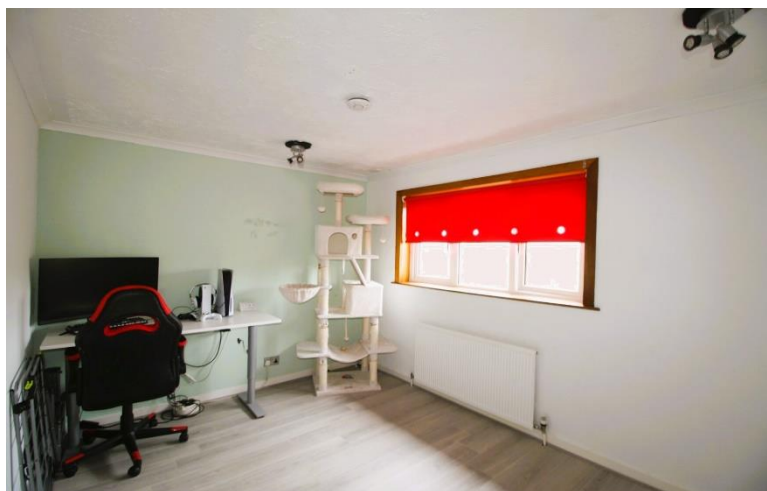
## **OFFERS OVER £111,950**

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

The property comprises: lounge/dining room, modern fitted kitchen, two double bedrooms and family bathroom. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a private front, side and rear garden with excellent views of Ochil hills and local countryside.

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 Hall**

Entrance hall with laminate flooring. Access to kitchen, lounge and stairs to upper level.

#### **Kitchen** 10' 7" x 8' 0" (3.22m x 2.44m)

modern kitchen fully fitted with white wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric hob with built-in oven below and extractor hood above. Space and plumbing for an automatic washing machine, tumble dryer and fridge/freezer. Laminate flooring, down lighter spotlight light fittings and one double radiator. Under stairs storage space. One double glazed window to the rear of the property and one double glazed window to the side of the property.

#### **Lounge/Dining Room** 18' 2" x 10' 3" (5.53m x 3.12m)

Lounge/dining room with wood effect laminate flooring, two feature light fittings and two large single radiators. Space for modern electric fire. Large double glazed window to the front of the property and Double glazed French doors to the rear of the property leading out to the rear garden.

#### **Upper hallway** 6' 3" x 2' 7" (1.90m x 0.79m)

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

#### **Bedroom 1** 16' 0" x 9' 0" (4.87m x 2.74m)

Master bedroom with wood effect laminate flooring, feature light fittings and large single radiator. Fitted wardrobes with mirror sliding doors. Large three panel double glazed window to the front of the property with views of Ochil hills.

#### **Bedroom 2** 11' 9" x 9' 0" (3.58m x 2.74m)

Second double bedroom with grey wood effect laminate flooring, spotlight light fitting and large single radiator. Space for free standing bedroom furniture. Three panel double glazed window to the rear of the property with views of local countryside.

#### **Family Bathroom** 6' 7" x 5' 6" (2.01m x 1.68m)

Family bathroom with wet wall panels comprising of a white w.c., sink and bath with wall mounted electric shower and shower screen. Black wood effect laminate flooring, three-tier spotlight light fitting and chrome heated towel rail. 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**

The front garden is enclosed by a wooden fence and is laid with chips for easy maintenance. Views of Ochil hills. Access to the side and rear garden is via a wooden gate. A slabbed pathway with chips to either side leads to the rear garden. The rear garden is tiered with steps leading up to a patio area, drying area, shed and summer house. Views of local countryside.

#### **Parking**

Close to the property is a communal parking area.

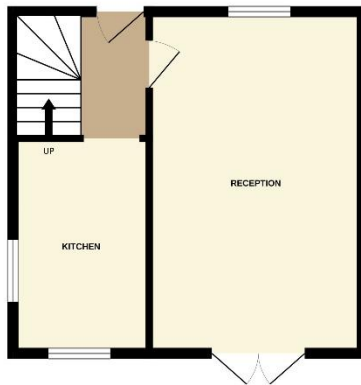
#### **Extras Included**

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**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.

