



4 Main Street

Clackmannan FK10 4JA

Offers Over £55,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





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An excellent home which will suit a variety of buyers is offered from this immaculately presented, one bedroom ground floor flat. It is ideally located within the heart of Clackmannan and is within easy reach of all local amenities, shopping, schools and transport links. The property boasts well proportioned accommodation throughout and a low maintenance garden to the rear. It further benefits from ample on street parking nearby. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Kitchen**
- **Double bedroom**
- **Shower room**
- **Garden & parking**
- **GCH**
- **Council Tax Band: A**
- **Energy Efficiency Rating: C**

Extras: All floor coverings, curtains, shed and light fittings.

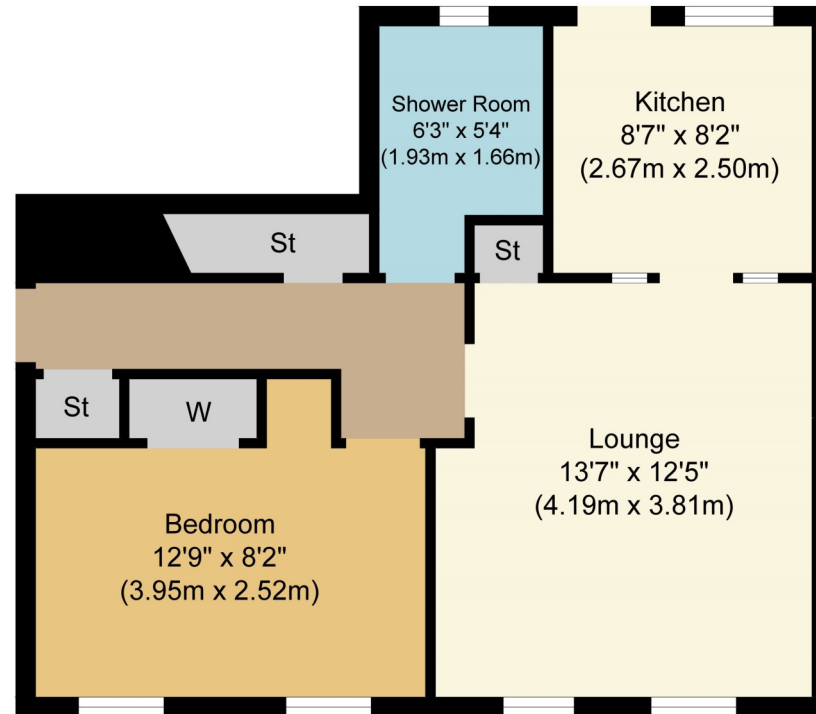
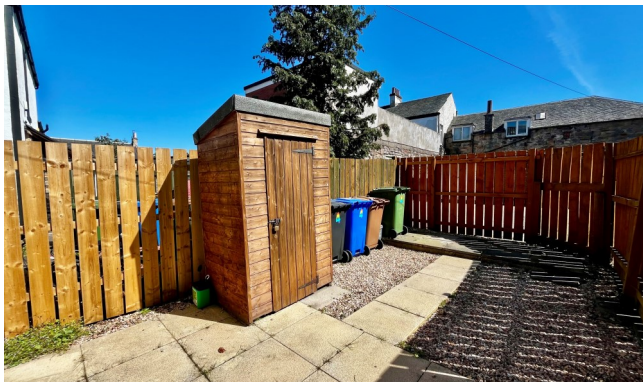
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)







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**Approximate Floor Area**  
**503 sq. ft**  
**(46.75 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,