

25 EXCISE STREET, ALLOA FK10 4LN

HARPER & STONE
ESTATE & LETTING AGENTS





25 EXCISE STREET

ALLOA, FK10 4LN

PROPERTY FEATURES

- 4 bedroom detached family home
- Newly converted with a high quality finish
- Open plan kitchen/dining/living area
- Ground floor bedroom and WC
- Principal bedroom with en suite shower room
- Family bathroom
- South facing rear garden and patio
- Off-street parking
- Walking distance to amenities

Harper & Stone are delighted to present to the open market 25 Excise Street in Kincardine. This C-Listed 4-bedroom detached property has been newly converted with a high quality finish throughout. The property boasts approximately 93sqm of living space with a South facing rear garden and off-street parking. Early viewing is highly advised to appreciate all this stunning property has to offer.

The accommodation is presented as below:

Ground Floor: Lounge/Kitchen/Dining room, Bedroom, WC

First Floor: Principal bedroom with en suite shower room, two further bedrooms, and family bathroom.

Entry to the property is through a solid wood front door into the main living area. This beautiful open plan kitchen/dining/living area is fitted with navy blue base units and contrasting white wall units. The units are complemented by marble-effect laminate worktops. Integrated appliances include single oven and a 5-burner gas hob with modern chimney style extractor above. There are spaces for a fridge freezer, dishwasher and washing machine within the kitchen. French doors from the rear of the room open to the South facing patio and rear garden.

Bedroom 2 is on the ground floor, with two windows with deep sills facing the front. Completing the ground floor is a Cloakroom with wash hand basin mounted on a vanity with storage, WC and finished with half-height marble tiles.

A carpeted quarter turn stair from the main living area leads to the first floor where a velux window allows in a natural flow of light. The principal bedroom is a lovely room at the end of the hall, with an







25 EXCISE STREET

ensuite shower room comprising a shower cubicle, vanity-mounted wash hand basin, WC and half height marble tiles.

The two remaining bedrooms are also on the first floor, the smallest of which could be utilised as a single bedroom or dedicated home office if desired.

The family bathroom comprises a claw foot bath with waterfall shower over, traditional high level cistern WC and basin and chrome washstand as well as a heated towel radiator. A velux window in the bathroom draws in natural light.

Externally, there is a fully enclosed South facing garden with covered patio area, ideal for enjoying the sunshine throughout the day. Off-street parking is available at one side for two cars.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: [safety.patio.geese](#)

Council Tax Band TBC

EER Band TBC

Water: Mains

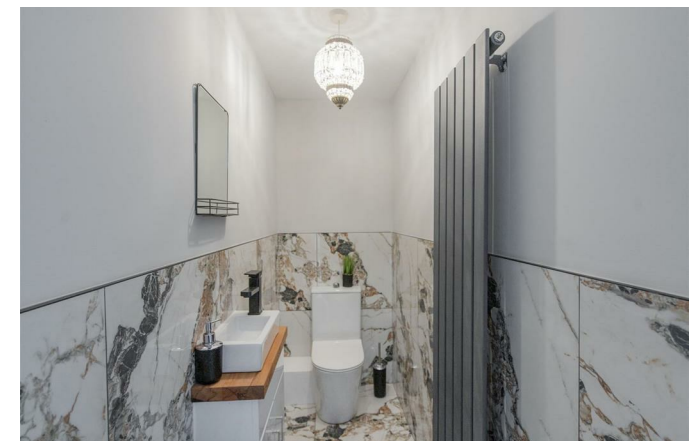
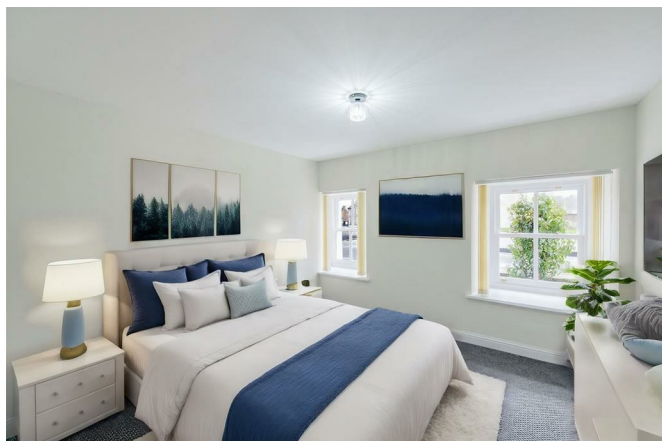
Sewage: Mains

Heating: Gas

Kincardine is a historic conservation village providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb

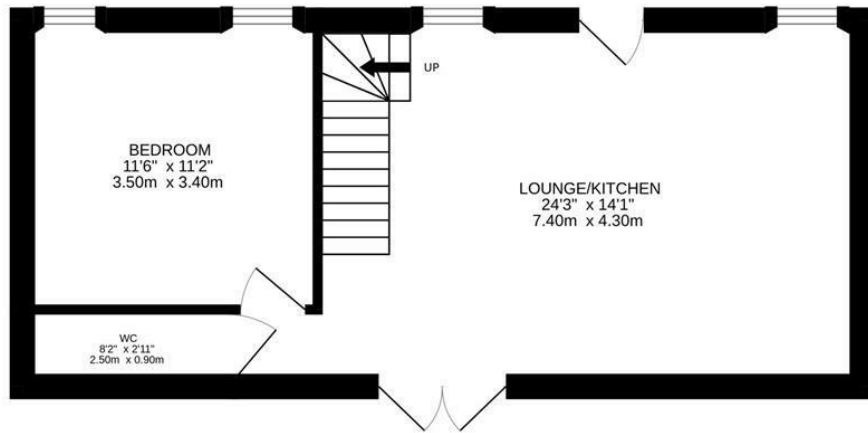
for wildlife watching, walkers and cyclists.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

