

7 THE ENGINE GREEN, FISHCROSS FK10 3JN

HARPER & STONE
ESTATE & LETTING AGENTS





7 THE ENGINE GREEN

ALLOA, FK10 3JN

PROPERTY FEATURES

- *****CLOSING DATE FRIDAY 30TH AUGUST 2024 AT 12PM (NOON)*****
- 4-bedroom detached family home on a substantial plot
- Lounge with electric fire
- Formal dining room with direct access to the rear garden
- Dining kitchen
- Principal bedroom & Guest bedroom with en suite shower rooms
- Rear garden with patio and raised beds
- Integral garage with utility area
- Driveway with parking for multiple cars
- Quiet cul-de-sac position

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Harper & Stone are presenting to the market this beautiful 4-bedroom detached family home located at 7 The Engine Green in Fishcross. This bespoke development was completed circa 2007 and number 7 is tucked away on a substantial corner plot within a quiet cul-de-sac. The property boasts 124 sqm of well-presented living space and is an ideal family home.

The property is portrayed as below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen/Diner and WC.

First Floor: Hall, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Two further Bedrooms and a Family Bathroom.

Entry to the property is into the ground floor hall where a convenient WC with a pedestal sink is located.

To the right off the hall is the spacious lounge, with a front facing aspect and an electric fire as the focal point of the room. Double doors open to the dining room, which can easily accommodate a 6-8 cover dining table. A sliding door to the rear gives direct access to the garden, creating a seamless transition from indoors to outdoors, particularly in the warmer months.

The dining kitchen is accessed from either the hallway or the dining room. Wood effect wall and base units with complementary laminate worktops are fitted within the kitchen, with integrated appliances including a double oven, 4-ring gas hob and dishwasher.

The integral single garage is spacious enough for a vehicle and also is fitted with additional wall and base units







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providing a utility area. There is one appliance space and a utility sink. The boiler is also located within the garage.

Completing the ground floor is a spacious under stair cupboard.

Taking the stairs to the first floor, the principal bedroom is a fantastic super king sized room with triple built-in wardrobes with sliding doors. A Juliette balcony faces the front and allows a beautiful flow of light into the room. The en suite shower room has a neutral integrated vanity sink and WC unit and a shower cubicle. In addition to the large built in wardrobes is a generous over-stair cupboard.

Bedroom 2 is also a large double bedroom with a front outlook, with double built-in wardrobes and the benefit of an en suite shower room as well. The en suite provides a similar shower cubicle and integrated vanity and WC units as the principal bedroom.

Bedrooms 3 and 4 are both double bedrooms with bedroom 3 having Jack-and-Jill access to the family bathroom, and bedroom 4 benefiting from a built-in wardrobe. Both of these rooms are rear facing and enjoy an aspect over the rear garden.

Finally, the family bathroom is fitted with an over bath shower, integrated vanity and WC, and a heated towel rail. A linen cupboard provides convenient storage within the hallway.

Externally, there is a sizeable driveway to the front with parking for around 4-5 cars next to the front garden area. To the rear is a beautiful garden space with a large patio, ideal for alfresco dining. The garden is planted with mature borders with various shrubs and trees, as well as raised beds for home grown fruits and vegetables. There is a greenhouse to one side.

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.

Council Tax Band E
EER Band E
Water: Mains
Sewage: Mains
Heating: Gas

What3words Navigation: ///odds.legroom.depended

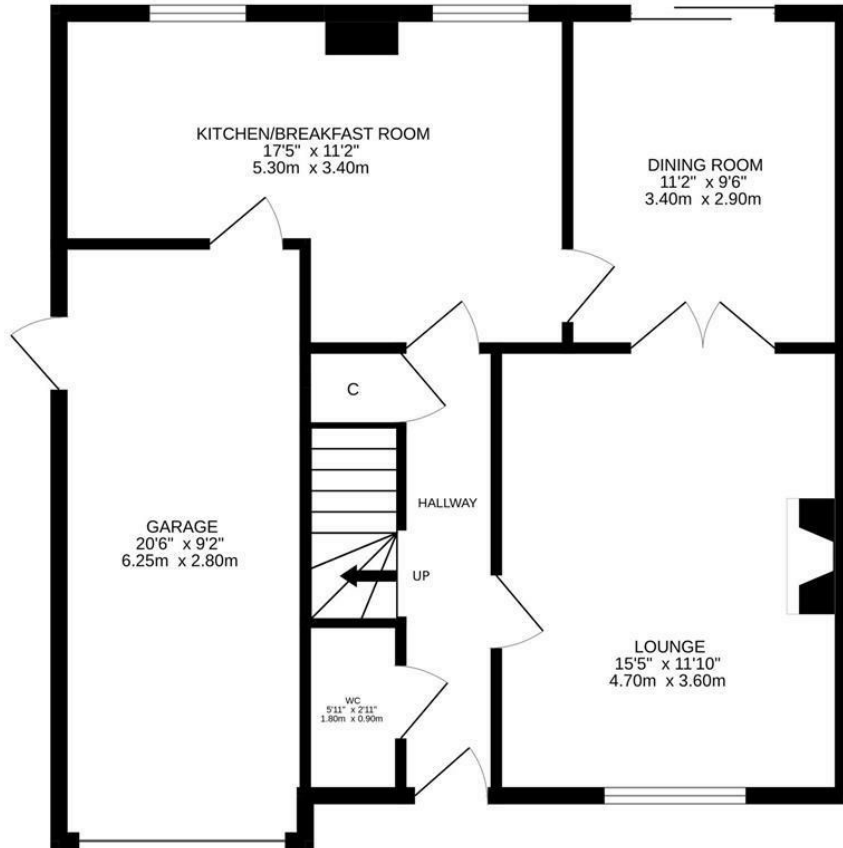
Fishcross is a former mining village, a dormitory town for Alloa, other larger towns, and lies between Coalsnaughton and Tillicoultry. Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just in the next village along as well. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

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

