

34 BENBUCK VIEW, COALSNAUGHTON FK13 6DN

HARPER & STONE
ESTATE & LETTING AGENTS





34 BENBUCK VIEW

COALSNAUGHTON, FK13 6DN

PROPERTY FEATURES

- *****SOLD AT CLOSING DATE 1st OCTOBER 2024*****
- Stunning views of the Ochil hills
- Gardens to the front and rear
- Bright lounge
- Ample storage throughout
- Downstairs Cloakroom
- Family bathroom with bath
- Off-road parking
- Close to local amenities

*****SOLD AT CLOSING DATE 1st OCTOBER 2024*****

Harper & Stone are delighted to bring to the market this delightful semi-detached house on Benbuck View. Built in the early 2000s, this well-maintained home spans 807 square feet, and provides the most stunning views of the Ochil hills.

The accommodation comprises:

Ground floor: Lounge, kitchen and downstairs WC

First floor: Two bedrooms family bathroom

As you enter the property, the large, bright lounge greets you to the left. Floor to ceiling windows make the most of the south facing vista, flooding the room with lots of light. The room features laminate flooring, recessed spotlights and coving. A large under stair cupboard can be accessed from here.

Off the lounge is the modern kitchen fitted with ample upper and lower cabinets in a modern grey finish with black handles. Light wood laminate counter tops provide plenty of space for all your appliances. The kitchen also features a 4-burner gas hob, electric fan oven, stainless steel sink with drainer and 3 appliance spaces, including for a large American style fridge freezer. The tiled floor continues through to the downstairs WC which sits off the kitchen. Access to the garden via the back door leads from here.

Upstairs leads first to the family bathroom consisting of WC, pedestal sink and bath with over bath shower. The bathroom features black and white wet wall throughout and offers ample room for storage.

Bedroom 2 sits to the rear of the property, looking out over the garden and up to the hills. This room is decorated in neutral tones and a fitted wardrobe offers plenty of storage.

The largest bedroom faces the front of the property and two south facing windows make this a lovely bright space. Built in wardrobes complete the space.

The upstairs landing includes a generous linen cupboard and also provides access to the loft which is floored with ladder access.

Externally, the property has a monobloc driveway for one car, a small lawn and a fence with gate, making the space fully enclosed. At the rear, a tiered garden enjoys a beautiful outlook over the hills. A stone patio leads from the back door, ideal for entertaining in the warmer months.



34 BENBUCK VIEW

This level also houses storage units ideal for garden equipment or bikes. Through a gate, steps lead down to a lawn area with small wooden deck and a further storage box.

Whether you're a first-time buyer, a growing family, or someone looking to downsize, this house caters to a variety of needs. Don't miss the opportunity to make this well-presented house your new home sweet home.

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 C
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas

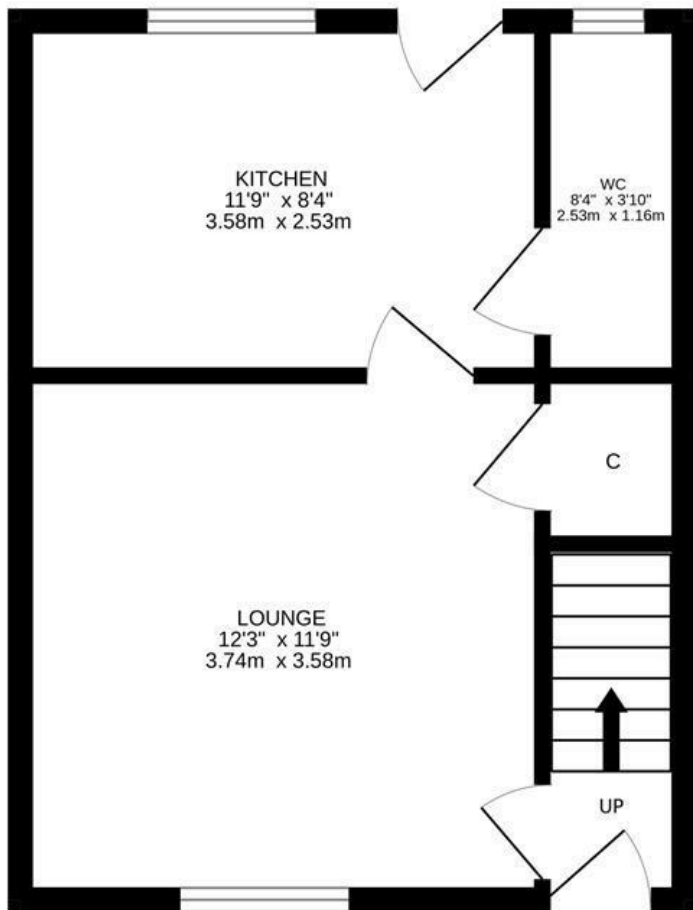
What3words navigation: [:///lilac.flooding.whirlpool](#)

Coalsnaughton is located next to the popular nearby village of Tillicoultry, which 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 5 minutes' drive in the next village. The town has a host of amenities including general stores, post office, beauty salon and hairdressers, cafes, ice-cream parlour, opticians, a variety of takeaway restaurants and pubs. 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

