

CRUMLIN RICCARTON, CLACKMANNAN FK10 4HF

HARPER & STONE
ESTATE & LETTING AGENTS





CRUMLIN RICCARTON

CLACKMANNAN, FK10 4HF

PROPERTY FEATURES

- 5 Bedroom detached family home Circa 1940
- Approximately 202 square meters flexible living space
- Modern kitchen/dining room
- Practical utility room
- 2 Reception rooms
- Conservatory with access to the garden
- Private driveway with ample space for multiple cars
- 2 car Dutch barn
- Large wrap around garden extending to approximately 1/3rd acre

Harper & Stone are delighted to offer Crumlin to the open market. Tucked away in the heart of Riccarton, this charming property is a hidden gem of a family home, seamlessly blending generous living space with a truly enchanting garden setting. Beautifully presented throughout and thoughtfully designed, this welcoming home provides versatility for family living, entertaining, and enjoying the tranquillity of its idyllic surroundings. Crumlin represents a rare opportunity to acquire a home that combines both practicality and character, offering flexible accommodation and stunning outdoor space that will appeal to a wide range of buyers.

The accommodation presents as follows:

Ground Floor: Entrance Vestibule, Hall, Lounge, Sitting Room, Kitchen, Bedroom/Dining Room, Conservatory, Utility Room and Cloakroom.

Mid Level: Bedroom and Family Bathroom.

First Floor: Principal Bedroom with Ensuite Shower Room, Further Bedroom with Ensuite Shower Room and a Study.

Upon entering the property, the Entrance Vestibule opens into a welcoming hallway that immediately sets the tone for the home, offering a true sense of arrival. From here, the accommodation unfolds effortlessly, with each room thoughtfully positioned to maximise both light and space. The spacious open plan living room is the perfect heart of the home with open fire and views towards the Ochil Hills. The dual aspect room offers a wonderfully proportioned space ideal for both everyday family living and entertaining on a larger scale. French doors open directly into the delightful conservatory, creating a seamless flow and allowing natural light to cascade through the room, while also providing a direct connection to the gardens beyond.

The generously sized kitchen is the true hub of the home, perfectly designed for both everyday living and entertaining. Offering an excellent selection of wall and base units, the kitchen is further enhanced by a Cookmaster range, freestanding dishwasher, and an American-style fridge freezer and under floor heating. There is ample space for a dining table and chairs, providing an inviting setting for informal family meals or relaxed gatherings with friends. Modern finishes and generous storage ensure the kitchen is as practical as it is stylish, making it a space that will undoubtedly become the heart of the household. Adjoining the kitchen is a well-equipped utility room, which offers space for a washing machine, tumble dryer and free-standing freezer. This provides additional workspace and direct outdoor access, ideal for busy family life. The Sitting Room is front facing with dual aspect windows. This versatile space is equally suited as a cosy snug, children's playroom, or home office, offering valuable flexibility to meet changing needs. A spacious king-size bedroom is also located on this level, an ideal option for guests, elderly relatives, or those who prefer the convenience of single level living without compromise. This generous room has previously been used as a Dining Room has a feature chandelier with matching wall fittings and a decorative fireplace. Completing the lower accommodation is a handy Cloakroom, sited beside the Family Room.







CRUMLIN RICCARTON

Heading upstairs to the midlevel you are greeted by Bedroom 4 and the Family Bathroom with bespoke large bath, over bath shower, vanity sink and WC. Across the landing is bedroom 4 which easily fit a double bed and has a Velux window and built in wardrobe with views across to Alexander Park. Proceeding up to the first floor the home continues to impress with two further bedrooms, which enjoy private ensuite shower rooms the Principal having underfloor heating. The Principal Bedroom has triple fitted wardrobes and benefits from stunning views of the Ochil Hills. Bedroom 2 is a charming and impressive bedroom. The Velux window offers views to the garden and private driveway. The bright and spacious bedroom offers ample living space and benefits from fitted wardrobes. Completing the upper living is a study/office which has served as a single bedroom formerly and has a built-in wardrobe and a Velux window which offers views across the garden.

Externally the grounds at Crumlin are a true highlight, a beautifully landscaped wraparound garden bursting with mature trees, shrubs, and colourful planting that change with the seasons. Multiple seating areas have been carefully placed to enjoy the sun throughout the day, while raised beds and large greenhouse create an ideal opportunity for keen gardeners. The garden provides a perfect blend of beauty, privacy, and functionality, offering plenty of space for family gatherings, children's play, or quiet moments of relaxation. The garden boasts of a quaint summer house which offers an extra space for work or play. The front garden entrance is accessed via Burnside Crescent. A mono blocked private driveway offers ample parking and leads to the Dutch Barn which can accommodate two vehicles and offers a small shed which is attached directly to the side of the barn. The Dutch Barn has working lights and electricity.

Crumlin is crying out for its next chapter, a rare find that combines generous, flexible interiors with a captivating garden setting. This hidden gem is ready to welcome new owners

who will appreciate its space, character, and charm. Whether you are seeking a warm family home or a retreat surrounded by nature, Crumlin offers the perfect balance of comfort, practicality, and beauty.

The sale will include all fitted floor coverings, light fittings, window blinds 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.

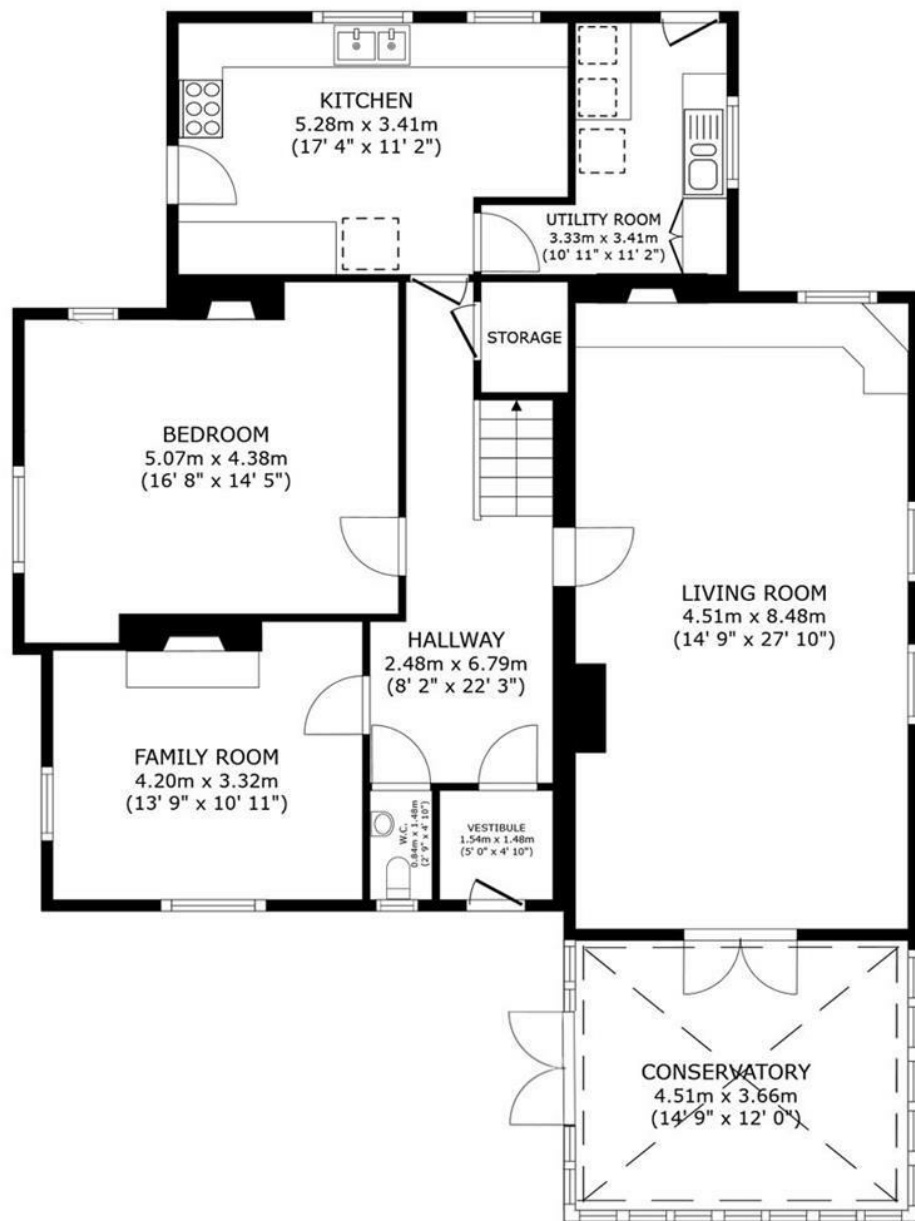
<https://w3w.co/clashes.notice.marzipan>
Council Tax Band: F
EER Band: D
Water: Mains
Sewage: Mains
Heating: Gas

The property is conveniently placed for ease of access to Clackmannan's shops, health centre and other amenities. Schooling is at primary level with secondary schooling in Alloa. The major towns of Falkirk and Alloa, 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. Clackmannan proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both nearby Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Stirling and Glasgow.

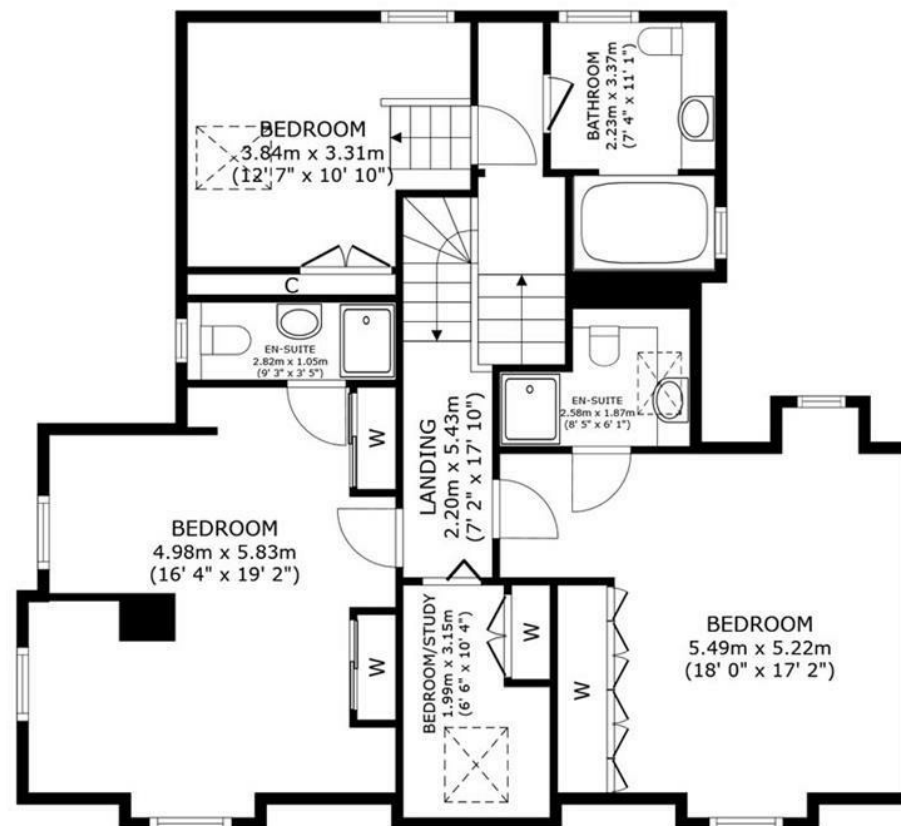
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







FLOOR 1



FLOOR 2