



## 21 REGENT STREET KINCARDINE, FK10 4NN

£165,000  
FREEHOLD

Nestled in the charming Regent Street of Kincardine, Alloa, this stunning traditional lower character cottage is a true gem waiting to be discovered. Dating back to 1850, this pre-1900 property exudes character and history, offering a unique living experience. As you step inside, you are greeted by beautifully appointed reception hall with a spacious lounge/diner, perfect for relaxing or entertaining guests. The property features a modern fitted kitchen. The two double bedrooms provide ample space for a growing family or visiting friends, ensuring everyone feels at home. The modern shower-room adds a touch of contemporary convenience to this classic abode with separate wc. One of the highlights of this property is the large private garden, complete with outbuildings, a summerhouse complete with power/ light/ broadband & insulation, and a workshop. Imagine spending sunny afternoons surrounded by nature or indulging in your favourite hobbies in the comfort of your own backyard. Convenience is key with parking available for two vehicles. The home report values this property at £170,000, offering a fantastic opportunity to own a piece of history in a sought-after location.



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# 21 REGENT STREET

## FULL DESCRIPTION

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## LOCATION

Kincardine sits on the banks of the River Forth & an ideal commuting town via road network through Fife/ Clackmannanshire with access via Kincardine Bridges

to Falkirk/ Stirling/ Glasgow, Edinburgh & beyond. Offered locally shops, post office, primary school, library & supermarket.

## VESTIBULE

Security door with glazed panel/ door to Reception hall. Cloaks facility.

## RECEPTION HALL

Well appointed wit feature high corniced ceiling & architrave adding a traditional touch. Carpet.

## SEP CLOAK WC

Located off main hallway through cloaks hall under stairwell. Wash hand basin, low level wc. Frost DG window.

## LOUNGE/ DINER

Tastefully finished with high corniced ceiling. Space for range of free standing furniture. DG window to front with fitted blind. Focal point feature fireplace. Carpet.

## MODERN FITTED KITCHEN

Well finished with modern wall & base cabinets, wipe clean worktop surface, inset 1.5 sink & mixer tap. Integrated gas hob, oven. Chrome sockets & switches. Security door. Tiled floor & splashbacks.

## MASTER BEDROOM

Generously proportioned main double bedroom with store cupboard & deep walk in wardrobe. High corniced ceiling. DG window to front with fitted blind. Carpet.

- FANTASTIC TRADITIONAL LOWER CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- BRIGHT LOUNGE/ DINER
- MODERN FITTED KITCHEN
- MODERN SHOWER-ROOM - SEP CLOAK/WC
- OFF STREET PARKING
- STUNNING LARGE REAR LANDSCAPED GARDENS
- 2 SHEDS - WORKSHOP
- SUMMERHOUSE WITH POWER/ LIGHT/BROADBAND
- HOME REPORT £170,000
- VIEWING HIGHLY RECOMMENDED



## BEDROOM 2

Bright & airy second double bedroom. Coved ceiling. DG window to rear. Carpet.

## MODERN SHOWER-ROOM/WC

Comprising a modern suite to include double walk in shower with clear screen. Wash hand basin. Low level wc. Tiled floor & wall. Chrome towel radiator. Extractor fan.

## OFF STREET PARKING

Parking to front for 2 vehicles.

## EXTERNAL

Wonderfully landscaped & generous gardens with various secluded seating areas with patios & terraces bordered by lawn, plants, shrubs, stone chips. Small & medium sized sheds included in sale. Immediately to rear of cottage a mono block paved shared area with access to front through vennel housing wheelie bins. Workshop. Summerhouse.

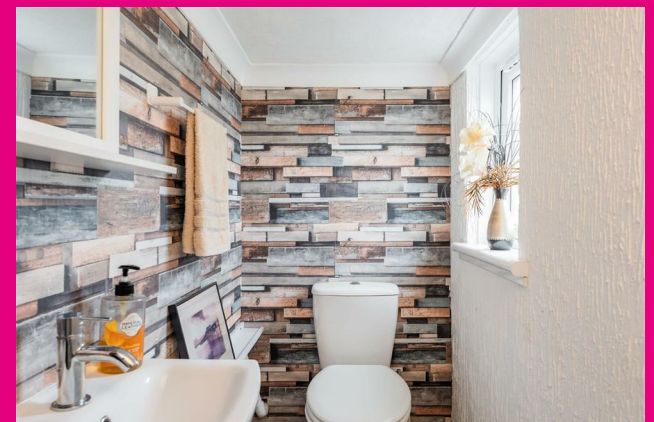
## WORKSHOP

Features power, light ideal storage facility.

## SUMMERHOUSE

Entertaining space at rear pf garden, beautifully finished with power, light, broadband & full insulated. French doors open to garden. Potential to be utilised as a home office.

## 21 REGENT STREET



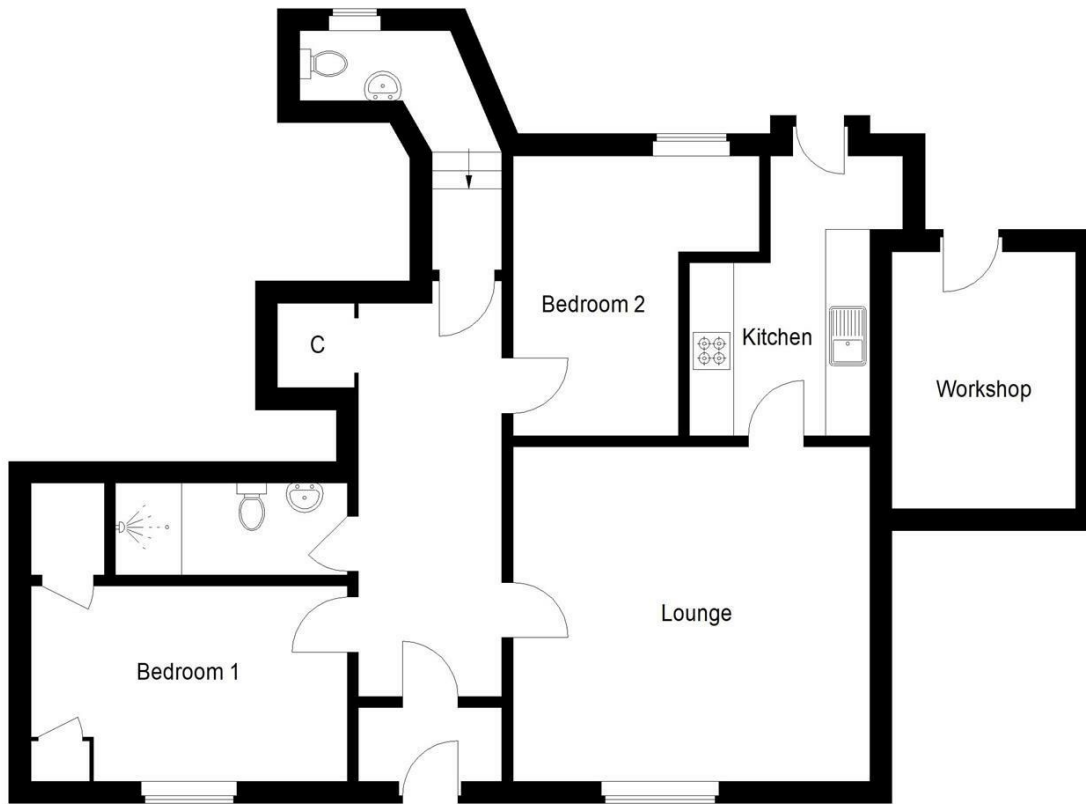


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com (ID93550)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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