











West Birkhill House is a delightful detached cottage, measuring approximately 2,153 sqft, nestled within approximately 3.5 – 4 acres of serene private land, offering an idyllic retreat in the heart of the Scottish countryside. West Birkhill House combines exceptional potential with a prime location, making it a truly special place to call home.





The accommodation is thoughtfully arranged over two levels. On the ground floor, you are greeted by an inviting entrance vestibule that leads to a charming sitting room, adorned with an exposed stone wall and an open fire, perfect for cosy evenings. The front-facing family room provides the ideal space for relaxation, while the well-equipped kitchen features an AGA and is complemented by a practical utility room. This level also boasts two comfortable bedrooms and a well-appointed shower room. Additionally, a small hallway off the kitchen leads to two extra rooms, presenting an excellent opportunity for conversion into habitable spaces. A distinctive spiral staircase ascends to the upper floor, where two further bedrooms and an additional WC are located.







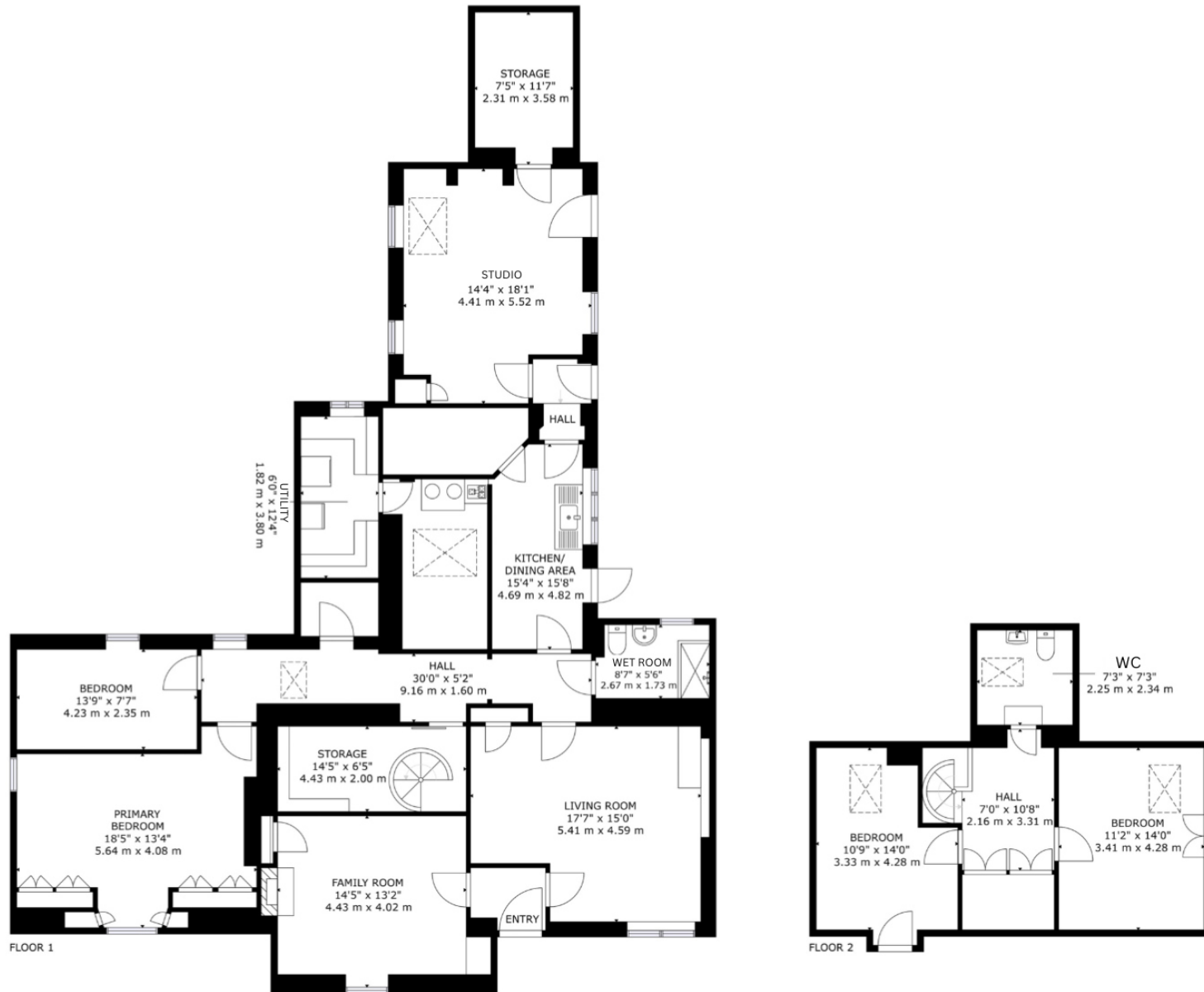
Externally, an attractive private drive from the B910 leads to the front of the cottage. The property includes two small paddocks on the east side and a private lawn to the west, a large front lawn, offering an ideal spot for children to play safely. The expansive grounds continue to the rear, partially set as woodland, providing a tranquil escape. Outbuildings await transformation into stables or annexe accommodation, adding further potential to this remarkable property.

## Key Features

- A delightful detached cottage
- A charming sitting room with open fire
- Front-facing family room
- Well-equipped kitchen with AGA and useful utility room
- Two ground floor bedrooms
- Well-appointed shower room
- Two additional versatile ground floor rooms
- Two upper-floor bedrooms and WC
- Expansive garden grounds and two small paddocks
- Close proximity to Clackmannan with a range of amenities and schooling
- **EPC – G**



Positioned to the north-east of Clackmannan and Alloa, West Birkhill House enjoys proximity to Clackmannan, a historic town in the Forth Valley. Clackmannan offers a range of amenities including a primary school, church, shops, bowling club, health centre, and the notable Clackmannan Tower. The property is well-situated for easy commuting to major cities, with Edinburgh and Glasgow within approximately one hours drive.



Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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