



26, Duke Street,
Clackmannan, Clackmannanshire FK10 4EF

Offers Over £263,000

County Estates are delighted to bring to the market this well presented three bedroom detached bungalow, situated in the village of Clackmannan, with lovely views of the Ochil hills.

This spacious property has a welcoming entrance hallway, lounge, dining room, kitchen, and three double bedrooms with a large family bathroom. There is a single garage and long driveway, with private front and rear gardens.

Clackmannan is small historical village with a variety of local amenities to suit every day needs including a mobile Post Office, a variety of local shops, library and primary school. Clackmannan is also close to the road network and rail network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a dark wood effect UPVC door with decorative glazed and side panel, leading to the entrance vestibule.

Entrance vestibule

5' 8" x 5' 1" (1.73m x 1.55m)

The entrance vestibule gives access to the entrance hallway via a glazed UPVC door with side panel and access to the rear garden via a dark wood UPVC door, it is laid to black tile effect laminate flooring and has a double door cupboard for storage and hanging space.

Entrance Hallway

19' 9" x 12' 3" (6.02m x 3.73m)

The welcoming entrance hallway is carpeted with downlights and has a storage cupboard that houses the boiler and a linen cupboard. There is access to all accommodation and the loft.

Lounge

16' 10" x 12' 3" (5.13m x 3.73m)

The bright spacious lounge is accessed via a lovely glazed oak door with glazed side panel, the room is carpeted and has a large double glazed window overlooking the front of the property. There is a feature fireplace with dark wood surround and cream marble hearth and electric log burner.

Dining Room

10' 1" x 9' 4" (3.07m x 2.84m)

The dining room is accessed via oak glazed french doors and carpeted with a double glazed window overlooking the front of the property.

Fitted Kitchen

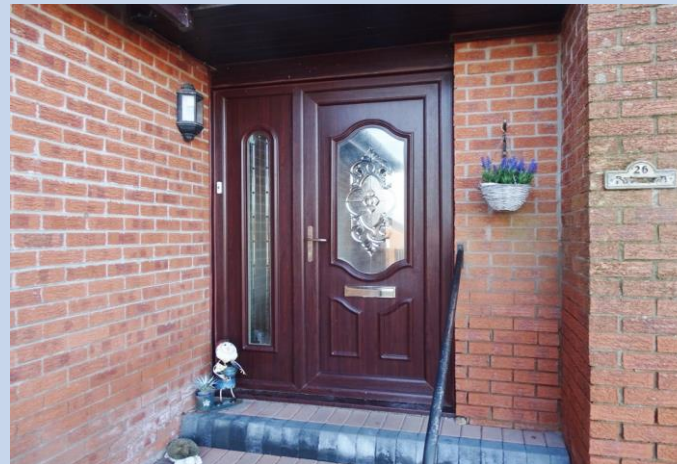
12' 0" x 11' 1" (3.65m x 3.38m)

The stylish fitted oak shaker kitchen has various wall and base units with complementary black worktop and splashback, with built in gas hob, extractor hood, gas double oven, with space for a washing machine, dishwasher and for a freestanding fridge/freezer with black tile effect laminate completing the look. There is a double glazed window overlooking the side of the property and a dark wood effect UPVC door which gives access to the side and back gardens of the property.

Principal Bedroom

11' 7" x 10' 1" (3.53m x 3.07m)

The principal double bedroom is carpeted with a double glazed window overlooking the rear of the property. There is a large built in double wardrobe and ample room for freestanding furniture.





Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

The second double bedroom is carpeted with a double glazed window overlooking the rear of the property and is carpeted with a built in double wardrobe and room for freestanding furniture.

Bedroom Three

10' 0" x 9' 5" (3.05m x 2.87m)

The third double bedroom is carpeted with a double glazed window overlooking the side of the property with a large storage cupboard and room for freestanding furniture.

Family Bathroom

8' 10" x 7' 2" (2.69m x 2.18m)

The large family bathroom is partly tiled with vinyl flooring. There is a grey vanity unit with wash hand basin, w.c, jet bath tub and fully enclosed shower cubicle with marble effect wet wall and a thermostatic rainwater shower. There is a chrome heated towel rail and various grey accessories that complete the look. An opaque double glazed window to the side.

Gardens

The front garden is fully enclosed with wrought iron fencing, easily maintained with chipped area and a mono blocked driveway. With wooden gates giving access to the to back garden from both sides of the property. The rear garden has a large paved area with a decked seating and a lawn drying area.

Heating & Glazing

The property benefits from double glazing and gas central heating.

Driveway & Garage

The driveway is mono blocked and has room for a few vehicles, with a single garage with power.



Included Extras

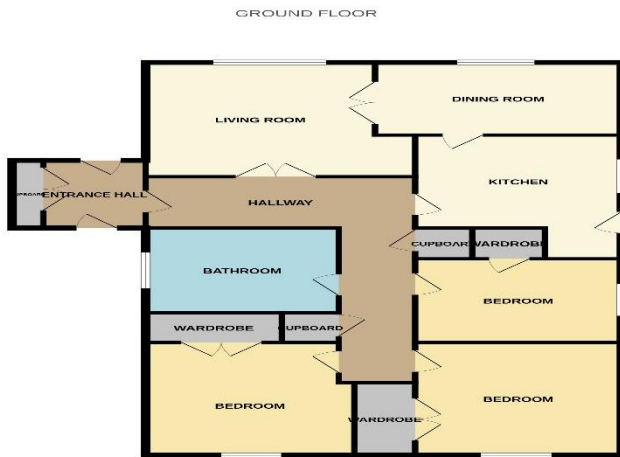
Included in the sale of the property are all blinds, curtain poles, light fitments, all floor coverings. The wooden fire surround, hearth and electric log effect fire in the living room. The built in gas hob, extractor, gas double oven, washing machine, dishwasher and American style fridge freezer in the kitchen, accessories in the bathroom and the shed in the garden.

Negotiable Extras

The furniture in the property is a negotiable extra.

Home Report

To view this home report please email us on:
admin@county-estates.net



MAPS & PLANS: All plans are for information only. They are not to be used for any other purpose. The actual dimensions of the property may vary from those shown on the plans. The actual dimensions of the property may vary from those shown on the plans. The actual dimensions of the property may vary from those shown on the plans.

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