



49, Woodlea Park, Sauchie
Alloa, Clackmannanshire FK10 3BG

Offers Over £124,000

County Estates are delighted to be marketing this split level mid terrace villa situated in the popular residential area of Woodlea Park within the town of Sauchie.

Ideal family home comprising on the ground floor of: Entrance vestibule, spacious hallway with additional storage, kitchen/diner, family bathroom and w.c. On the first floor there are two double bedrooms and access to the front garden. On the upper level there is a further double bedroom and bright and spacious lounge. The property benefits from private front and rear gardens with on-street parking.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. There are a wide variety of Educational facilities such as nurseries and primary schools. Forth Valley College is also within easy reach. Sauchie also boasts many recreational facilities including Schawpark golf club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail network providing easy access throughout the Central belt and onto the larger cities of Edinburgh, Glasgow and Perth.

Entrance

Access to the property is via a white UPVC door with decorative glazing panels, leading to:

Entrance Vestibule

Entrance vestibule with storage cupboard housing the boiler and electrics. Access to the entrance hallway.

Entrance Hallway

Spacious entrance hallway with four storage cupboards and provides access to the kitchen, shower room, w.c and staircase to the first floor level.

Dining Kitchen

12' 3" x 10' 4" (3.73m x 3.15m)

The dining kitchen overlooks the front of the property with a good range of cream wall and base units, built-in oven with ceramic hob and a small dishwasher. There is room for an upright fridge/freezer, washing machine and a dining table and chairs.

Family Bathroom

6' 1" x 5' 2" (1.85m x 1.57m)

The family bathroom has a white three piece suite and thermostatic shower over the bath. Obscure window to the rear and vinyl flooring.

Downstairs W.C

5' 3" x 2' 4" (1.60m x 0.71m)

Downstairs w.c, with a white w.c and wash hand basin with vinyl flooring and a small opaque window to the rear.

Inner Hallway

First floor hallway gives access to the two double bedrooms and staircase to the upper level, with a door leading to the front garden.

Bedroom 2

12' 6" x 10' 5" (3.81m x 3.17m)

Good size second double bedroom overlooking the front of the property with carpeted flooring, access to the loft and ample room for free-standing furniture.





Bedroom 3

12' 5" x 8' 10" (3.78m x 2.69m)

Third double bedroom to the front with carpeted flooring and loft access.

Upper Hallway

The upper hallway provides access to principal bedroom and the lounge and benefits from a further storage cupboard.

Principal Bedroom

12' 4" x 8' 11" (3.76m x 2.72m)

Good size principal bedroom overlooking the front of the property with lovely views towards the Ochil Hills, a built-in double wardrobe and provides access to the loft.

Lounge

13' 7" x 12' 3" (4.14m x 3.73m)

Bright, spacious lounge located on the upper level with two windows overlooking the rear of the property with views towards the Ochil Hills and a Velux roof light which lets in lots of natural light.

Heating & Glazing

The property benefits from a gas central heating system and is double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, blinds, light fittings and bathroom accessories. Also included is the built-in electric oven, ceramic hob and dishwasher in the kitchen.



Gardens

Private front garden mainly laid with grass and a paved pathway leads to front door entrance. Fully enclosed rear garden is laid with decorative stone chips for ease of maintenance and a raised timber decked seating area.

Parking

Further benefitting the property is a car park to the rear.

Home Report

To view the home report please contact us on -
admin@county-estates.net

