



19, Benbuck View, Coalsnaughton
Tillicoultry, Clackmannanshire FK13 6DN

OFFERS OVER £205,000

County Estates are delighted to be marketing this, split level, semi-detached villa located within Benbuck View in the village of Coalsnaughton.

The property offers flexible family living accommodation over three levels and comprises of: on the ground floor, entrance hallway with built-in storage cupboard, an open plan kitchen with dining area, good size lounge, and a stylish family bathroom. On the first floor there are two bedrooms and a door giving access to the rear garden. On the upper level there are a further two bedrooms (principal bedroom with an en-suite shower room). The property benefits from a private front garden, south facing rear garden and a mono-blocked driveway for approx. 2 vehicles.

Coalsnaughton is a small village nestled between Tillicoultry and Fishcross, near to Sterling Mills. A regular bus service goes through the village giving access to all local amenities, larger towns and a direct bus to the University of Stirling. Alloa train station is located approximately four miles from the village, making it ideal for commuting.

Entrance

Access to the property is via a white composite door, leading to:

Entrance Hallway

'L' shaped entrance hallway with laminate flooring and a built-in storage cupboard which houses the electrics. Access is provided to the lounge, kitchen/diner, family bathroom and the stair case to the upper level.

Lounge

15' 4" x 9' 4" (4.67m x 2.84m)

Bright and spacious lounge with carpeted flooring and a full length window overlooking the front of the property with views towards the Ochil Hills.

Kitchen/Diner

19' 5" x 6' 10" (5.91m x 2.08m)

The fitted kitchen with dining area has a good range of oak effect wall and base units, complimentary worktops and flooring. Built-in oven with ceramic induction hob with extractor fan above and an integrated wine cooler. There is space for an under-counter washing machine and a freestanding fridge/freezer. There is a window overlooking the front and the side of the property and ample room for a dining table and chairs.

Inner Hallway

The inner hallway leads to the two bedrooms with a door giving access to the rear garden. There is a further large storage cupboard and the staircase continues to the upper level.

Bedroom 3

10' 10" x 6' 10" (3.30m x 2.08m)

Bedroom 3 is located on the first level and has carpeted flooring, overlooks the rear and benefits from a double wardrobe with mirrored sliding doors.

Bedroom 4

9' 5" x 9' 5" (2.87m x 2.87m)

Bedroom 4 which is currently utilised as an office is also located on the first level and overlooks the rear with laminate flooring and a built-in single wardrobe.

Upper Hallway

The carpeted upper hallway gives access to the principal bedroom, bedroom 2 and the loft.





Principal Bedroom

14' 9" x 10' 6" (4.49m x 3.20m)
(At widest point)

Generous size principal bedroom overlooks the front of the property with fantastic views towards the Ochil Hills. There are two double wardrobes, carpeted flooring and benefits from an en-suite shower room.

Bedroom 2

17' 4" x 9' 11" (5.28m x 3.02m)

Great size double bedroom to the front, again with lovely views, carpeted flooring, double wardrobe and ample room for free-standing furniture.

Family Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Partially tiled family bathroom is located on the ground floor and comprises of a white three piece suite with a thermostatic shower over the bath.

En-Suite shower room

7' 0" x 4' 1" (2.13m x 1.24m)

Modern en-suite which is partially tiled with white wash hand basin, w.c and separate shower enclosure with thermostatic shower.

Heating & Glazing

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

Gardens

Easily maintained front garden is laid with mono-block paving and stone chips with a paved pathway leading to the front door entrance and continues to the side providing access to the rear garden. The tiered rear garden enjoys a south facing aspect and again is easily maintained with stone chips, raised garden borders and a wooden garden shed.



Parking

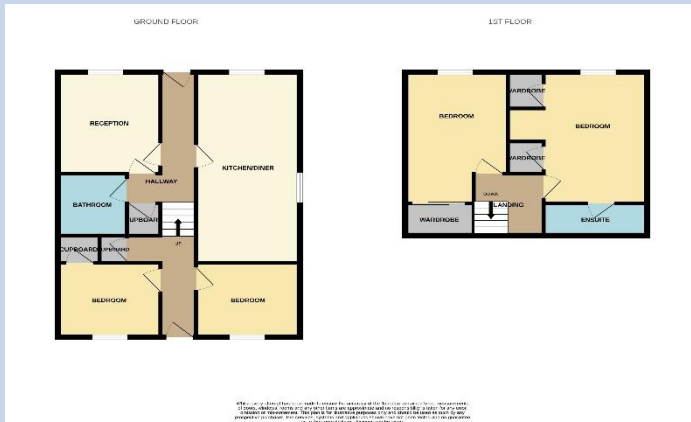
Mono blocked driveway to the front of the property provides off-street parking for approx. 2/3 vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings and light fittings. Built-in electric oven, ceramic induction hob and extractor fan above, also wooden garden shed.

Home Report

To view this home report please email us on :
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