



80, Woodlea Park,
Sauchie, Clackmannanshire FK10 3BQ

OFFERS OVER £270,000

County Estates are delighted to present 80, Woodlea Park, Sauchie to the market.

This spacious, extended detached villa is situated on a large corner plot and offers flexible family living accommodation over two levels and comprises of: Entrance vestibule, entrance hallway, utility room, downstairs shower room and a downstairs bedroom. There is a bright and spacious lounge, fitted dining kitchen, dining room, a lovely sunroom and a games room. On the upper level there are three double bedrooms (the principal bedroom benefitting from a balcony) and a family bathroom completes the accommodation on offer.

The property benefits from private gardens to the front, rear and side with a large driveway and double garage with workshop.

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, primary schools, and being in the catchment area for Craighbank primary. The county 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 modern, grey composite door with decorative glazing panel and co-ordinated side panel.

Entrance Vestibule

Entrance vestibule with laminate flooring, giving access to the utility room and the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with under stair storage cupboard and a further walk-in storage cupboard which houses the boiler. Access to the w.c, lounge, kitchen/diner and staircase to the upper level.

Utility Room

10' 6" x 4' 10" (3.20m x 1.47m)

The utility room has a range of white wall and base units with a fridge/freezer and space for a washing machine and tumble dryer. Access to bedroom 4.

Bedroom 4

15' 3" x 7' 7" (4.64m x 2.31m)

Bedroom 4 is located downstairs and overlooks the front of the property with laminate flooring and has ample room for free-standing furniture.

Downstairs Shower Room

5' 3" x 3' 4" (1.60m x 1.02m)

Stylish shower room with grey sparkle wet wall panelling, a wash hand basin, w.c and a corner shower enclosure with a rainfall shower.

Lounge

15' 4" x 12' 0" (4.67m x 3.65m)

Bright, spacious lounge with large window overlooking the front of the property and carpeted flooring.

Dining Room

12' 0" x 10' 0" (3.65m x 3.05m)

The dining room has a window to the side, laminate flooring and French doors leading to the sun room.

Dining Kitchen

20' 2" x 9' 10" (6.14m x 2.99m)

Modern fitted kitchen/diner has a good range of white high gloss wall and base units with complimentary worktops, splashback and flooring. Built-in double oven with gas hob and extractor fan above, space for an American fridge/freezer and dining table and chairs. There is an integrated dishwasher and wine cooler, a window to the rear and a door giving access to the games room.

Games Room

13' 0" x 8' 1" (3.96m x 2.46m)

This multi-functional room is to the rear of the property and has vinyl flooring with French doors that lead to the rear garden.





Sun Room

12' 3" x 9' 10" (3.73m x 2.99m)

Lovely sun room to the rear with a Velux window allowing lots of natural light to flow in, a further window to the side, tiled flooring and sliding patio doors leading to the rear garden.

Upper Hallway

Carpeted upper hallway with a small window to the rear, giving access to all the upper accommodation and the loft.

Principal Bedroom

12' 2" x 11' 11" (3.71m x 3.63m)

Good size principal bedroom with carpeted flooring and a large free-standing triple wardrobe. There is a porthole window to the side and French doors lead directly to the balcony.

Bedroom 2

13' 4" x 12' 2" (4.06m x 3.71m)
(At widest point)

Second double bedroom is to the rear of the property with light grey laminate flooring and a built-in triple wardrobe with mirror sliding doors..

Bedroom 3

9' 9" x 9' 1" (2.97m x 2.77m)

Third double bedroom is to the rear and has carpeted flooring and a built-in triple wardrobe.



Family Bathroom

9' 2" x 6' 2" (2.79m x 1.88m)

The family bathroom has a white three piece suite and a separate shower enclosure with thermostatic shower and an obscure window to the rear. Partially tiled with wet wall panelling around the shower area and chrome bathroom accessories.

Balcony

There is a lovely balcony which is accessed from the principal bedroom and wraps around the side of the property providing a secluded sun lounging area.

Heating & Glazing

The property benefits from a gas central heating system (recently installed boiler) and is fully double glazed throughout.

Gardens

Private front garden is easily maintained with mono blocked paving and a gate providing access to the fully enclosed rear garden which has an area laid to lawn with plants and shrubs, covered BBQ area and a covered space for the hot tub. There is a mono blocked seating area, a wooden garden shed and a summer house.

Driveway & Double Garage with Workshop

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains, blinds, light fittings and bathroom accessories. Built-in double oven and gas hob with extractor fan above, integrated dishwasher and wine cooler in the kitchen. Also free-standing triple wardrobe in the principal bedroom, fridge/freezer in the utility room and the wooden garden shed.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains, blinds, light fittings and bathroom accessories. Built-in double oven and gas hob with extractor fan above, integrated dishwasher and wine cooler in the kitchen. Also free-standing triple wardrobe in the principal bedroom, fridge/freezer in the utility room and the wooden garden shed.

Negotiable Extras

The negotiable extras in the property are various items of furniture including the projector and surround sound system in the lounge, summer house and hot tub in the rear garden.

