



53, The Hennings, Sauchie
Alloa, Clackmannanshire FK10 3ES

Offers Over £232,000

County Estates are pleased to bring to the market this detached chalet villa ideally situated in a quiet cul-de-sac in a popular residential area of Sauchie.

This spacious family home comprises of; an entrance vestibule, a welcoming hallway, lounge, kitchen, four well-proportioned bedrooms and a family bathroom. The property further benefits from a well maintained front garden, generously sized rear garden, driveway and a single garage.

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 white UPVC door with glazed panels leading to a vestibule then on to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, an under-stair cupboard, access on to all lower accommodation and stairs to the upper level.

Lounge

 15' 10" x 11' 6" (4.82m x 3.50m)

The generously sized lounge provides carpeted flooring and a large double glazed window overlooking the front of the property.

Kitchen

 10' 10" x 10' 6" (3.30m x 3.20m)

The kitchen has been fully fitted with a range of wall and base units, complimentary worktops, tiles and vinyl flooring. There is an electric oven and hob, an under-counter dishwasher and a freestanding fridge/freezer. There is also space for an under-counter washing machine. The kitchen further benefits from three large storage cupboards, one of which houses the boiler, a double glazed window overlooking the rear and a glazed door gives access out to the garden.

Principal Bedroom

 14' 9" x 10' 7" (4.49m x 3.22m)

The spacious principal bedroom on the lower level provides carpeted flooring, ample space for freestanding furniture and a double glazed window overlooking the rear of the property with lovely views over Sauchie.

Bedroom Four

 9' 9" x 7' 8" (2.97m x 2.34m)

Bedroom Four on the lower level provides carpeted flooring, two double fitted wardrobes with wooden doors and a window overlooking the front of the property.

Family Bathroom

 6' 2" x 5' 8" (1.88m x 1.73m)

The family bathroom on the lower level has been fully tiled and comprises of bath with overhead shower, wc and sink. There is an opaque window to the side of the property.

Upper Hallway

The upper hallway provides a fantastic large walk-in storage cupboard, access to the eaves which have been floored providing additional space for storage and on to the two bedrooms.





Bedroom Two 14' 10" x 11' 9" (4.52m x 3.58m)

Bedroom Two provides carpeted flooring, double fitted wardrobes with sliding doors and double glazed windows overlooking the front of the property.

Bedroom Three 14' 11" x 8' 6" (4.54m x 2.59m)

Bedroom Three is another good sized bedroom providing carpeted flooring and large double glazed windows overlooking the rear.

Gardens, Driveway & Garage

The beautifully maintained front garden provides a lawn with mature shrubs and trees. There are steps and a paved path leading to the front entrance. To the rear is a generously sized private tiered garden providing two lawn areas and two paved patios. The rear garden can also be accessed via side path. The property further benefits from a driveway providing off-street parking and a single garage.



Heating & Glazing

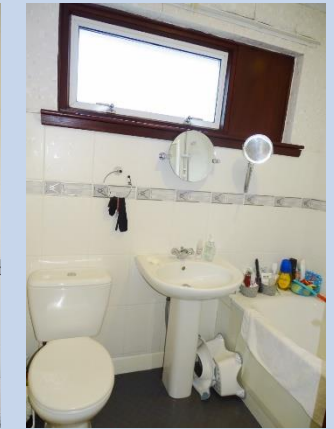
The property benefits from a gas central heating system and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The electric oven and hob, fridge/freezer and dishwasher.

Home Report

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net