



6, Glenochil Park
Glenochil Village, Clackmannanshire FK10 3AG

OFFERS OVER £159,500

County Estates are delighted to welcome to the market this beautifully presented mid-terraced villa ideally situated in Glenochil Village.

This deceptively spacious family home is presented in walk in condition and comprises of; a welcoming entrance hallway, lounge, kitchen/diner, downstairs shower room, three well-proportioned bedrooms and a family bathroom. The property further benefits from a private front garden and a generously sized rear garden with beautiful views towards the Ochil Hills.

Glenochil is a small semi-rural village which benefits from being approximately 1.5 miles from Tullibody and 3 miles from Alloa which both provide excellent educational facilities ranging from nurseries to primary/secondary schools. A wide range of recreational and retail facilities can be sought within the neighbouring towns and villages. Glenochil is also within close proximity to the rail link and road network providing easy travelling 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 brown entrance door with a decorative glazed panel. Leading to;

Entrance Hallway

The spacious entrance hallway provides oak flooring, a feature tiled wall and gives access on to all lower accommodation. A stunning oak staircase with cast iron decorative detailing gives access to the upper level.

Lounge 17' 9" x 10' 7" (5.41m x 3.22m)

The front facing lounge provides oak flooring, a modern tiled chimney breast with a wall mounted electric fire, feature ceiling lights and two double glazed windows overlooking the front garden.

Kitchen/Diner 17' 8" x 10' 6" (5.38m x 3.20m)

The stylish kitchen/diner has been fully fitted with a range of white high gloss wall and base units with complimentary worktops, splashback tiles and tiled flooring. There is an integrated electric oven/grill and microwave, a five burner gas hob with BOSCH extractor hood and a BOSCH dishwasher. There is also space for a freestanding fridge/freezer. The kitchen further benefits from ample space for a family dining table, feature

ceiling lights, a double glazed window overlooking the rear and a patio door gives access out to the garden.

Shower Room 7' 6" x 4' 11" (2.28m x 1.50m)

The modern downstairs shower room provides a high tech corner shower cubicle with water jet functions, LED lighting and a Bluetooth sound system. There is a wc, sink with vanity unit, a cupboard which houses the boiler, a heated towel rail and an opaque window to the rear.

Upper Hallway

The upper hallway provides access to the loft which is partially floored and leads on to the three bedrooms and family bathroom.

Principal Bedroom 14' 1" x 10' 7" (4.29m x 3.22m)

The spacious principal bedroom provides oak flooring, two double fitted wardrobes, ample space for freestanding furniture and a double glazed window overlooking the front of the property.





Bedroom Two 10' 6" x 10' 7" (3.20m x 3.22m)

Bedroom two is a good size double bedroom providing triple fitted wardrobes with sliding doors, an alcove with shelved storage, feature lighting and a double glazed window overlooking the rear of the property with lovely views of the Ochil Hills.

Bedroom Three 10' 7" x 9' 8" (3.22m x 2.94m)

Bedroom three provides oak flooring, a double fitted wardrobe, space for additional freestanding furniture and a double glazed window overlooking the front of the property.

Family Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)

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

Gardens

The front garden has been well maintained providing a lawn, potted plants and a paved path leading to the front entrance. To the rear is a generously sized private & fully enclosed garden providing a lawn, a patio area covered by a gazebo and a wooden shed for storage. The garden enjoys wonderful views of the Ochil hills.

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 integrated electric oven/grill and microwave, five gas burner hob with extractor hood and dishwasher. The wall mounted fire in the lounge. The wooden shed and gazebo in the rear garden.



Negotiable Extras

The negotiable extras in the property are the American style fridge/freezer, the washing machine in the shower room and the dining room table and chairs from the kitchen.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout. A new boiler was fitted in 2023.

Home Report

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



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, etc. are only approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agents and publishers of this plan do not warrant or guarantee as to their accuracy or efficiency and no liability shall be accepted.

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