



BEAUTIFULLY PRESENTED SEMI-DETACHED VILLA

OPEN PLAN LOUNGE/DINER

FAMILY BATHROOM

TWO DOUBLE BEDROOMS

FULLY FITTED KITCHEN

FRONT & REAR GARDENS



8 Birchwood
Sauchie, FK10 3HH

Offers Over £124,000

Entrance

Access to the property is via a side white entrance door. Leading to;

Entrance Hallway

The spacious entrance hallway provides solid oak flooring which continues throughout the lower level, a storage cupboard which houses the boiler and gives access on to all lower accommodation. The open staircase gives access to the upper level.

Lounge/Diner 21' 7" x 10' 7" (6.57m x 3.22m)

The bright spacious open plan lounge/diner provides a large double glazed window overlooking the front of the property and patio doors leading out to the rear garden. This room also flows through to the kitchen.

Kitchen 8' 9" x 7' 0" (2.66m x 2.13m)

The kitchen has been fully fitted with a range of wood effect wall and base units with complimentary worktops, tiles and beautiful oak flooring. There is an integrated electric oven and a gas hob with extractor hood above. There is also space for an under-counter washing machine and a freestanding fridge/freezer. The kitchen also provides a large double glazed window overlooking the rear garden.

Upper Hallway

The upper hallway provides access to the loft which is partially floored with a ramsay ladder and leads on to the bedrooms and family bathroom.

Principal Bedroom 13' 8" x 9' 5" (4.16m x 2.87m)

The spacious principal bedroom has been tastefully decorated with a stunning feature wall made from reconditioned wood and a beautiful cast iron radiator. There is a shelved storage cupboard and a double glazed window overlooking the front of the property.

Bedroom Two 11' 4" x 10' 6" (3.45m x 3.20m)

Bedroom two is another good sized room providing laminate flooring, ample space for freestanding furniture and a double glazed window overlooking the rear garden.

Family Bathroom

The family bathroom has been fully fitted with wet walling and comprises of a bath with overhead shower, wc and sink. There is an opaque window overlooking the rear.

Gardens

The front garden has been well maintained providing decorative shrubs and bushes, a stone chipped area and a paved path lead to the entrance. There is also a coal cellar for storage and access to the rear garden via an external door. To the rear is a generously sized private & fully enclosed garden which has beautifully landscaped providing stone chips, composite decking, feature high raised planters and a fish pond (accessories & fish not included with the sale). There is also a wooden shed for storage. The garden enjoys lovely 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 and pelmets. The integrated electric oven and gas burner hob with extractor hood. The wooden shed in the rear garden.

Heating & Glazing

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



THESE PLANS WERE DRAWN BY THE ARCHITECT FOR THE PROPERTY AND ARE NOT TO BE USED FOR ANY OTHER PROPERTY. THE ARCHITECT HAS NOT VISITED THE PROPERTY AND HAS NOT CONDUCTED A SURVEY. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT CONDUCTED A SURVEY OF THE PROPERTY.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.