



SEMI DETACHED VILLA

SITUATED IN A QUIET CUL-DE-SAC

TWO DOUBLE BEDROOMS

SPACIOUS LOUNGE

FITTED KITCHEN

FAMILY BATHROOM

FRONT & REAR GARDENS

PRIVATE DRIVEWAY



10 Woodside Terrace
Clackmannan, FK10 4HU

Offers Over £114,000

Entrance

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

Entrance Hallway

The welcoming entrance hallway provides laminate flooring, a storage cupboard which houses the electrics and gives access on to all accommodation.

Lounge 18' 10" x 9' 11" (5.74m x 3.02m)

The bright and spacious lounge provides laminate flooring, an electric fire with surround and dual aspect windows with the rear window giving fantastic views towards the Ochil Hills

Kitchen 9' 8" x 8' 10" (2.94m x 2.69m)

The kitchen has been fully fitted with a range of sage green wall and base units, contrasting worktops, feature tiles and vinyl flooring. There is a gas cooker, an under-counter washing machine and space for a freestanding fridge/freezer. The kitchen further benefits from a large walk-in pantry cupboard with shelving. There is a double glazed window overlooking the rear and an external door gives access out to the garden.

Upper Hallway

The upper hallway has carpeted flooring with a window to the side and provides access to all the upper accommodation and loft.

Principal Bedroom 14' 10" x 9' 1" (4.52m x 2.77m)

The generously sized principal bedroom provides carpeted flooring, two built-in storage cupboards, space for freestanding furniture and two double glazed windows overlooking the front of the property.

Bedroom Two 11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom two is a good sized double bedroom providing carpeted flooring, a built-in storage cupboard which houses the hot water tank, space for additional freestanding furniture and a double glazed window overlooking the rear garden.

Family Bathroom 8' 2" x 5' 2" (2.49m x 1.57m)

The family bathroom has been partial tiled and comprises of a bath with overhead shower, w.c and wash hand basin. There is a chrome heated towel rail and an opaque window to the rear.

Gardens

The property provides an easily maintained front garden comprising of stone chips and a paved path leading to the front entrance and to the side of the property where a wooden gate gives access to the rear. To the rear is a fully enclosed tiered garden with fantastic views towards the Ochil Hills. There are three wooden sheds for storage and a children's wooden play set with a slide and swings.

Driveway & Parking

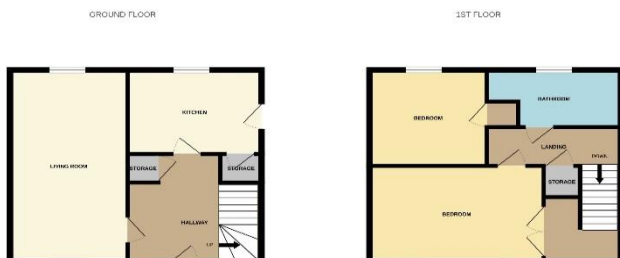
The property benefits from a driveway and has on-street parking to the front.

Heating & Glazing

The property benefits from a gas central heating system and is 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 washing machine and cooker (No guarantees or warranties on appliances). The three sheds and the children's wooden play set.



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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.