



**SPACIOUS END TERRACED VILLA**

**THREE DOUBLE BEDROOMS**

**GENEROUSLY SIZED LOUNGE**

**BATHROOM**

**REQUIRES INTERNAL MODERNISATION & UPGRADES**

**KITCHEN**

**FRONT & REAR GARDENS**



**13 Riverside Terrace**  
Kincardine, FK10 4PA

**Offers Over £96,000**



## Entrance

Access to the property is via a wooden door leading to the entrance vestibule.

## Entrance Vestibule

The entrance vestibule provides a storage cupboard, access on to all lower accommodation and stairs to the upper level.

## Lounge 20' 1" x 14' 1" (6.12m x 4.29m)

The generously sized lounge provides dual aspect windows to the front and rear.

## Kitchen 10' 3" x 9' 8" (3.12m x 2.94m)

The spacious kitchen is currently fitted with a range of wall and base units, an integrated oven with gas hob and space for under-counter appliances along with two sizable storage cupboards and room for a dining table. The kitchen also offers convenient access to the rear garden through patio doors.

## Upper Hallway

The upper hallway provides access to all accommodation and the loft which can be accessed via ladders.

## Principal Bedroom 11' 0" x 9' 5" (3.35m x 2.87m)

Spacious principal bedroom with a large window overlooking the rear garden.

## Bedroom Two 12' 7" x 8' 4" (3.83m x 2.54m)

Bedroom two is a good-sized double room with a large window overlooking the front of the property.

## Bedroom Three 11' 0" x 10' 9" (3.35m x 3.27m)

Bedroom three with window overlooking the front of the property.



## Bathroom 5' 7" x 6' 10" (1.70m x 2.08m)

The bathroom is currently fitted with a three-piece suite and window to the rear.

## Gardens

The property provides private gardens to the front and rear.

## Heating & Glazing

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

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

## Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. All measurements are approximate.

