



SPACIOUS MID TERRACE VILLA

LOUNGE WITH DINING AREA

TWO DOUBLE BEDROOMS

GARDENS TO FRONT & REAR

POPULAR RESIDENTIAL AREA

FITTED KITCHEN

FAMILY BATHROOM

ON-STREET PARKING



14 Roundelwood
Sauchie, FK10 3DG

Offers Over £114,500

Entrance

Access to the property is via a dark wood effect UPVC door with opaque glazing panels and co-ordinating side panel, leading to:

Entrance Hallway

Carpeted entrance hallway with a built-in storage cupboard providing access to the lounge, kitchen and the staircase to the upper level.

Lounge/Diner 21' 10" x 11' 3" (6.65m x 3.43m)

Good size lounge with dining area which has a large window overlooking the front of the property with carpeted flooring and ample room for a dining table and chairs. There is a door giving direct access to the rear garden and access is provided to the kitchen.

Fitted Kitchen 9' 3" x 8' 2" (2.82m x 2.49m)

The fitted kitchen is to the rear of the property and has a good range of white, high gloss wall and base units with contrasting black worktops. Included with the kitchen is a free-standing gas cooker, washing machine, tumble dryer and a fridge/freezer.

Upper Hallway

The upper hallway provides access to all of the upper accommodation and the loft and benefits from a built-in storage cupboard.

Principal Bedroom 12' 9" x 11' 4" (3.88m x 3.45m)

Generous sized principal bedroom overlooks the front of the property and has carpeted flooring with a built-in storage cupboard which houses the boiler.

Bedroom 2 15' 1" x 8' 11" (4.59m x 2.72m)

Second double bedroom is to the rear of the property and has carpeted flooring and a built-in double wardrobe.

Family Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

The family bathroom has a white three piece suite with a thermostatic shower over the bath, an opaque window to the rear and black sparkle wet-wall panelling with vinyl flooring.

Heating & Glazing

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

Gardens

There is an easily maintained front garden which is mainly laid with stone chips and a paved pathway leads to the front door entrance. The fully enclosed rear garden is laid with artificial grass and a paved seating area.

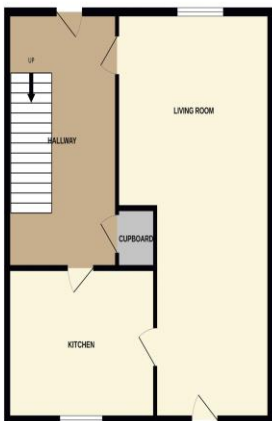
Included Extras

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, tumble dryer, fridge/freezer and the gas cooker (No guarantees or warranties on appliances).



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other items are approximate and the responsibility to check for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.