



2, The Engine Green, Fishcross  
Alloa, Clackmannanshire FK10 3JN

Offers Over £289,995

County Estates proudly presents this beautifully maintained detached villa in the village of Fishcross, boasting stunning views.

This modern family home features a welcoming entrance hallway, a bright and spacious lounge, a dining room, a breakfasting kitchen, an office/utility area, and a convenient downstairs w.c. The upper level includes four generously sized bedrooms—two of which enjoy en-suite shower rooms—as well as a family bathroom. The property is complemented by extensive gardens, a large driveway, and a carport, making it an ideal choice for modern living.

Fishcross is a small semi-rural village within close proximity to the road network providing easy access throughout the Central Belt. Local amenities include a local primary school and Alloa Golf Course is close by. A wide range of recreational and retail facilities can be sought within the neighbouring towns and villages.

### Entrance

Access to the property is via a white UPVC door with decorative glazing panel.

### Entrance Hallway

The entrance hallway features stylish oak effect laminate flooring and provides a warm welcome while offering convenient access to the lounge, kitchen, downstairs w.c., and the staircase leading to the upper level, setting the tone for the spacious and modern living found throughout the home.

### Lounge

**4.67m x 3.51m**

The bright and spacious lounge features stunning views of the Ochil Hills, enhanced by oak effect laminate flooring and a cream marble effect fireplace with an electric fire, providing both style and comfort. French doors seamlessly connect this inviting space to the dining room, creating an ideal flow for entertaining and family gatherings.

### Dining Room

**3.24m x 3.09m**

The dining room features laminate flooring and elegant French doors that provide a seamless flow to the rear garden, enhancing the connection between indoor and outdoor living while also allowing easy access to the adjoining kitchen.

### Breakfasting Kitchen

**5.33m x 3.32m**

The fully fitted breakfasting kitchen features a sleek design with modern gloss wall and base units complemented by stylish worktops and a convenient breakfast bar. Equipped with a built-in oven, gas hob, and integrated dishwasher, this kitchen not only provides functionality but also offers a lovely view of the rear garden and direct access to the office/utility room.

### Office/Utility Room

**5.92m x 2.75m**

The converted garage serves as a versatile office space, complete with an adjacent utility area that includes wall and base units, a sink, and provisions for a washing machine and tumble dryer. This setup not only maximizes functionality but also features a generous office area with its own front door entrance, coupled with an additional door leading to the side garden, providing easy access and a pleasant working environment.





### Downstairs W.C

The w.c is partially tiled with a tiled floor, white wash hand basin and w.,c and an opaque window to the front.

### Upper Hallway

Carpeted upper hallway provides access to all upper accommodation and the loft.

### Principal Bedroom 4.42m x 4.04m

Generous sized principal bedroom with carpeted flooring and built-in wardrobes and a feature Juliet balcony with fantastic views. Further benefitting from an en-suite shower room.

### En-Suite

The en-suite is tiled with a vanity sink unit, w.c and shower enclosure with a thermostatic shower and wet-wall panelling.

### Bedroom 2 5.57 x 2.76m

Bedroom 2 is a good sized double bedroom overlooking the front with carpeted flooring, built-in double wardrobes and again benefitting from an en-suite.

### En-Suite

The tiled en-suite has a vanity sink unit, w.c and a shower enclosure with an electric shower.

### Bedroom 3 3.28m x 3.13m

Third double bedroom is to the rear of the property, has carpeted flooring and provides access to the family bathroom.



## Bedroom 4

3.21m x 2.28m

Bedroom 4 is also overlooking the rear, has carpeted flooring and a built-in double wardrobe.

## Family Bathroom

Stylish family bathroom has a vanity sink unit, w.c and a bath with a shower from the mixer taps.

## Gardens and Driveway

This property features an expansive front garden designed for low maintenance, complete with artificial grass and stone chipped borders. It boasts a large mono-blocked driveway suitable for multiple vehicles, along with a side car-port for extra storage. The south-facing rear garden is fully enclosed and thoughtfully landscaped for easy upkeep, incorporating paved seating areas amid artificial grass and additional garden sections. Included are a large garden shed and a greenhouse, with a wooden shed available for purchase separately.

## Included Extras

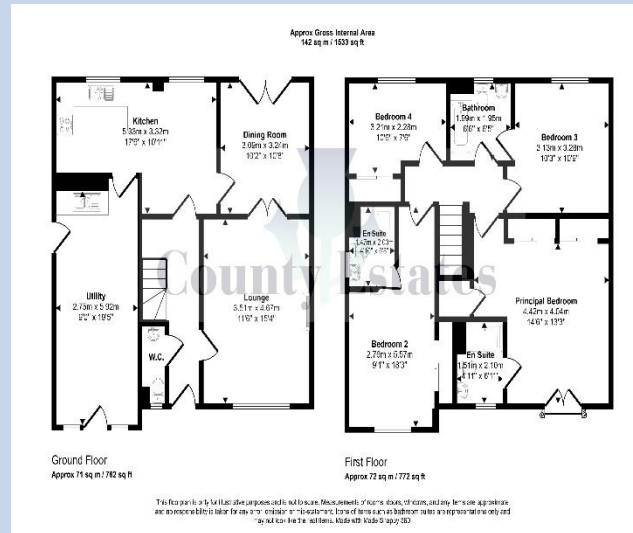
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, curtain poles and blinds. All integrated appliances in the kitchen; electric oven, gas hob and the dishwasher. (All appliances are sold as seen).

## Negotiable Extras

The negotiable extras in the property are the large shed, greenhouse and wooden shed in the rear garden.

## Heating & Glazing

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



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