



15, Benbuck View, Coalsnaughton
Clackmannanshire FK13 6DN

Offers Over £159,995

County Estates are pleased to bring to the market this rarely available split level, semi-detached bungalow ideally located in the village of Coalsnaughton.

This lovely home offers spacious open plan living and is presented in walk-in condition. Accommodation comprises of; an open plan lounge, kitchen and dining area, two double bedrooms and a family bathroom. The property further includes front and rear gardens and a private driveway for off-street parking.

Coalsnaughton is a small village nestled between Tillicoultry and Fishcross, near to Sterling Mills. A regular bus service goes through the village giving access to all local amenities, larger towns and a direct bus to the University of Stirling. Alloa train station is located approximately four miles from the village, making it ideal for commuting.

Entrance

Access to the property is via a white UPVC door with glazed panels leading directly into the lounge.

Open Plan Lounge/Kitchen Diner

23' 10" x 21' 3" (7.26m x 6.47m)

The impressive open plan lounge/kitchen diner is undoubtedly the focal point of this lovely home. The lounge offers the perfect space to relax with a picture window allowing a flow of ample natural light and a feature electric fireplace with surround. The kitchen features stylish grey wall and base units paired with complementary worktops, splashback tiles, and laminate flooring, creating a modern look. It is equipped with an integrated electric oven and induction hob, an under-counter washing machine, and a free-standing fridge freezer. The adjoining dining area offers ample space for a family-sized dining table.

Inner Hallway

The inner hallway provides carpeted flooring, a large walk-in storage cupboard and gives access to the bathroom and the split upper level.

Family Bathroom 7' 10" x 6' 8" (2.39m x 2.03m)

The family bathroom offers a modern and functional space, complete with a bath with overhead shower, sink and w.c.

Upper Hallway

The upper hallway provides access to the bedrooms and rear garden.

Principal Bedroom 12' 10" x 9' 4" (3.91m x 2.84m)

The spacious principal bedroom offers laminate flooring, double fitted wardrobes with sliding mirrored doors and a window overlooking the rear garden.

Bedroom Two 12' 0" x 9' 1" (3.65m x 2.77m)

Bedroom two is another good-sized room providing laminate flooring, double fitted wardrobes with sliding mirrored doors and a window overlooking the rear garden.





Gardens & Driveway

The property features a low maintenance front garden with stone chips, a paved path leading to the front entrance and a monoblocked driveway providing off-street parking. The fully enclosed rear garden is again easily maintained with stone chips and a lawn area. There is a shed for storage.

Heating & Glazing

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

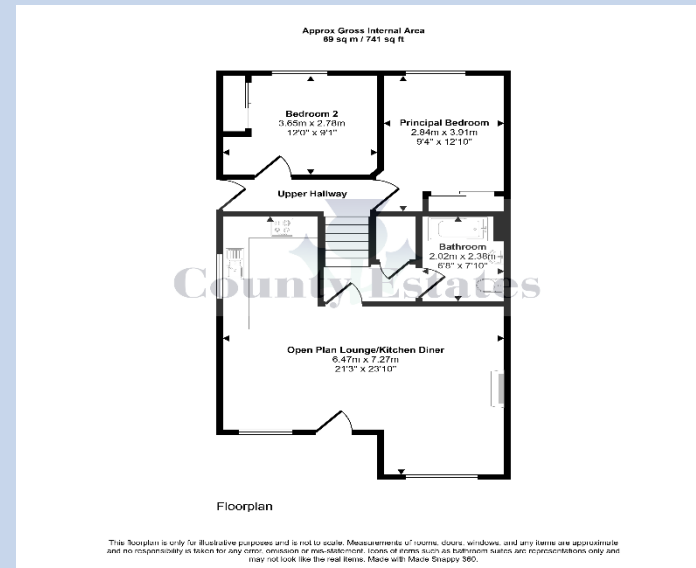
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The integrated induction hob and electric oven, the under-counter washing machine and freestanding fridge freezer. The shed in the garden.

Home Report

To view this home report please email us on: admin@county-estates.net





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