



**CHARMING MID TERRACE COTTAGE**

**STUNNING VIEWS OF THE OCHIL HILLS**

**MODERN KITCHEN**

**TWO DOUBLE BEDROOMS**

**SPACIOUS LOUNGE**

**STYLISH BATHROOM**

**GENEROUSLY SIZED REAR GARDEN**



**3 Pitfairn Road**  
Fishcross, FK10 3HU

**Offers Over £159,000**



## Entrance

Access to the property is via a brown UPVC door with glazed panels leading to the entrance vestibule.

## Entrance Hallway

The spacious entrance hallway provides laminate flooring and gives access on to all accommodation.

## Lounge 15' 5" x 14' 4" (4.70m x 4.37m)

The bright and spacious lounge provides laminate flooring and two front facing windows providing a flow of natural light.

## Kitchen 12' 6" x 9' 10" (3.81m x 2.99m)

The kitchen is a modern, well-equipped space featuring a range of wall and base units, stylish worktops, and vinyl flooring. It includes essential appliances such as an integrated electric cooker with hob and extractor, an under-counter washing machine, fridge, and freezer, along with a shelved storage cupboard. Natural light is provided by a window overlooking the rear garden and is completed by an external door that provides convenient access to the garden.

## Principal Bedroom 14' 4" x 10' 11" (4.37m x 3.32m)

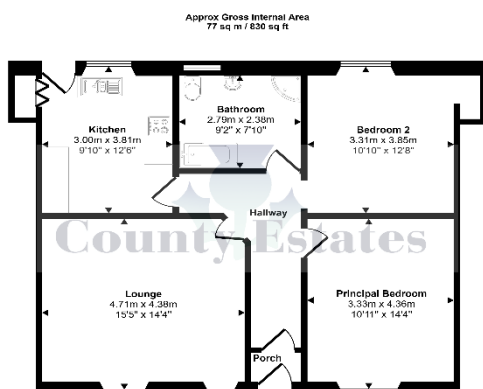
The generously sized principal bedroom provides carpeted flooring, ample space for freestanding furniture and a front facing window.

## Bedroom Two 12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom two offers a generously proportioned space with carpeted flooring, ample room for freestanding furniture, and a rear-facing window that provides stunning views of the garden and the Ochil Hills.

## Bathroom 9' 2" x 7' 10" (2.79m x 2.39m)

The family bathroom offers a modern and functional space, complete with a bath, corner shower enclosure, sink and w.c. There is also heated chrome towel rail and an opaque rear window.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shapery 360.

## Garden

The property features a generously sized well-kept rear garden with picturesque views of the Ochil Hills, making it the perfect place to relax and entertain friends and family.

## Included Extras

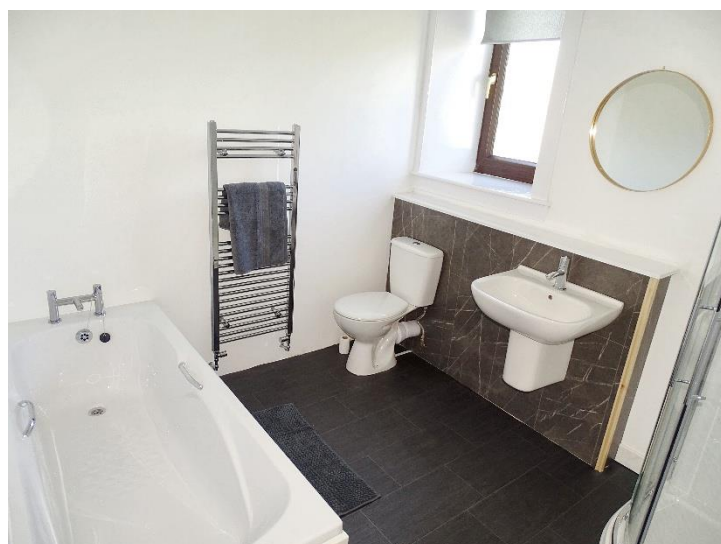
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains & curtain poles. The integrated cooker, under-counter washing machine, fridge and freezer (No guarantees or warranties on

## 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)



## 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.