



1, The Rowans, Sauchie
Clackmannanshire FK10 3EU

Offers Over £208,000

County Estates are pleased to bring to the market this fantastic three-bedroom semi-detached villa ideally situated in a popular residential area of Sauchie.

This spacious family home offers versatile living formed across two levels, featuring a welcoming entrance hallway, a generous lounge, an open-plan kitchen/diner with French doors opening to the rear garden, an office space, three good sized bedrooms and a modern wet room. Additional highlights include a large private driveway and a fully enclosed garden to the rear with views towards the Ochil Hills making it an ideal family home with picturesque surroundings.

Sauchie offers a variety of local amenities for everyday needs, including a Post Office, shops, nearby supermarkets, nurseries, schools and leisure facilities. Its proximity to road and rail networks facilitates convenient travel to Stirling, Edinburgh, Glasgow, and beyond.



Entrance

Access to the property is via a white UPVC door with decorative glazed panel leading to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway features laminate flooring, an under-stair storage cupboard which houses the electrics, access on to all lower accommodation as well as stairs leading to the upper level.

Lounge

 12' 11" x 11' 6" (3.93m x 3.50m)

The bright and spacious lounge features carpeted flooring and ample natural light from the large front-facing window overlooking the garden. The lounge connects to the kitchen at the rear through glazed panelled sliding doors.

Kitchen

 12' 0" x 8' 4" (3.65m x 2.54m)

The spacious kitchen diner serves as the heart of this family home, featuring a range of modern wall and base units complemented by stylish worktops and laminate flooring. It is equipped with integrated appliances including an electric oven, induction hob, microwave, dishwasher, washing machine and fridge freezer. The kitchen flows through to the dining area/sunroom to the rear.



Dining Room/Sunroom

 9' 10" x 9' 5" (2.99m x 2.87m)

The dining area/sunroom offers space for family gatherings and opens through French doors to the rear garden.

Office Space

 10' 1" x 7' 9" (3.07m x 2.36m)

This versatile room is ideal for use as an office space or a snug.

Wet Room

 6' 9" x 6' 5" (2.06m x 1.95m)

The fully tiled modern wet room on the lower level offers a sleek, functional space featuring a walk-in shower, a stylish glass bowl sink, and a toilet with a vanity unit for added storage. There is a heated chrome towel rail and a rear opaque window for natural light and privacy.

Upper Hallway

The upper hallway provides carpeted flooring, a large storage cupboard and gives access to the bedrooms and the loft.





Principal Bedroom 12' 8" x 8' 7" (3.86m x 2.61m)

The principal bedroom features carpeted flooring and comes with included freestanding wardrobes, offering storage space, while a rear-facing window provides stunning views of the Ochil Hills.

Bedroom Two 11' 5" x 7' 11" (3.48m x 2.41m)

Bedroom two is a good-sized room providing carpeted flooring, space for freestanding furniture and a large front facing window.

Bedroom Three 9' 4" x 7' 6" (2.84m x 2.28m)

Bedroom three offers carpeted flooring, a convenient fitted storage cupboard and a rear facing window providing a beautiful open outlook with views towards the Ochil Hills.

Garden & Driveway

The property features a spacious front driveway offering ample off-street parking. The fully enclosed rear garden, accessible via a side gate, includes a paved patio, a well-maintained lawn, a raised patio area and scenic views of the Ochil Hills, making it perfect for outdoor entertaining. Additionally, there is a large wooden shed.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. All integrated appliances in the kitchen; electric oven, induction hob, microwave, washing machine, dishwasher and fridge freezer (No guarantees or warranties on appliances). The freestanding wardrobe in the principal bedroom and the wooden shed.

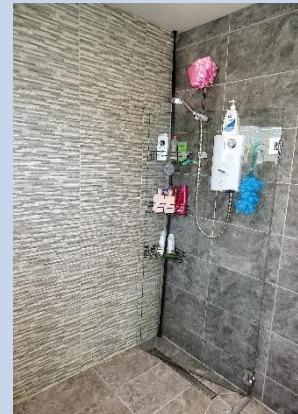
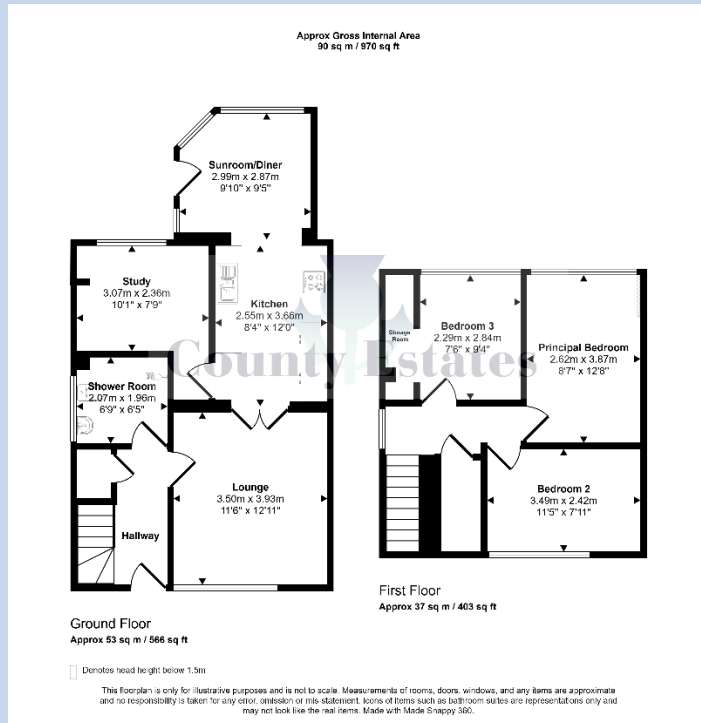


Heating & Glazing

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:
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