



4, The Glebe,
Clackmannan, Clackmannanshire FK10 4JJ

Offers Over £360,000

County Estates are delighted to present this fantastic detached chalet villa situated in a quiet cul-de-sac location to the market.

This beautiful property has been extended and is in true walk-in condition, providing spacious family living accommodation over two levels with outstanding views to the rear. The home features an inviting entrance hallway, a spacious lounge which is open plan to the lovely family sitting room, and a kitchen diner which both have fabulous open views over the Carse. The accommodation continues on the lower level to provide a double bedroom, music/playroom, wet room, utility/boot room and a versatile room which is currently being used as a hair salon. Upstairs you'll find three double bedrooms (principal with en-suite) an office/bedroom 5 and a stylish family bathroom. The property is surrounded by extensive, secluded gardens with a driveway and cellar.

Clackmannan is a small historical town with a variety of local amenities to suit everyday needs including a mobile Post Office, local shops and a primary school. Clackmannan is also close to the road and rail network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a wood effect composite door with decorative glazing, leading to:

Entrance Hallway

The inviting entrance hallway has laminate flooring and a built-in storage cupboard, providing access to all lower accommodation and the staircase to the upper level.

Salon/Business Area

8' 8" x 12' 0" (2.64m x 3.65m)

This versatile room is currently being utilised as a hair salon with vinyl click flooring, fantastic built-in storage, a window overlooking the side and a door giving access to the side of the property.

Lounge

18' 6" x 12' 8" (5.63m x 3.86m)

The spacious lounge has carpeted flooring and features a traditional log burning stove with sandstone fireplace and slate hearth and is open plan to the family sitting room.

Family Sitting Room

26' 10" x 12' 10" (8.17m x 3.91m)

The family sitting room has a large window overlooking the rear garden with breathtaking views over the Carse, laminate flooring and a contemporary log burning stove. Open plan to the kitchen/diner.

Kitchen/Diner

14' 7" x 12' 11" (4.44m x 3.93m)

The fully fitted kitchen/diner boasts a stylish range of light grey wall and base units complementary worktops, creating a sleek and functional space. It features a traditional Rayburn Aga stove (oil-fired) alongside a separate free-standing cooker, with ample room for a dishwasher and fridge/freezer. The area is finished with a tiled splash back and laminate flooring that extends seamlessly into the dining space, which has a further rear-facing window with beautiful views and French doors that open onto the garden, making it perfect for family meals and entertaining.

Wet Room

5' 11" x 8' 6" (1.80m x 2.59m)

Modern family wet room which is partially tiled with a vanity sink unit, w.c and an electric shower with an opaque window to the front.

Bedroom 4

11' 9" x 9' 2" (3.58m x 2.79m)

Bedroom 4 is located downstairs and overlooks the front of the property. Benefitting from carpeted flooring and a built-in double wardrobe with mirror sliding doors.





Utility/Boot Room

7' 11" x 13' 1" (2.41m x 3.98m)

The separate utility/boot room again has a good range of white wall and base units with a tiled splash back, built-in storage cupboard, front facing window and a door leading to the front of the property. Access to the music/play room.

Music/Playroom

8' 1" x 12' 8" (2.46m x 3.86m)

This versatile room which is currently being utilised as a music room features laminate flooring, a built-in double wardrobe and could easily be used as a further bedroom.

Upper Hallway

The open tread staircase provides access to the upper level accommodation and benefits from built-in storage.

Principal Bedroom

12' 8" x 12' 2" (3.86m x 3.71m)

The generous sized principal bedroom overlooks the rear of the property and benefits from eave storage, a built-in triple wardrobe and an en-suite shower room.

En-suite

7' 8" x 8' 8" (2.34m x 2.64m)

Modern en-suite shower room is fully tiled with a vanity sink unit, w.c, a shower enclosure with a thermostatic shower, Velux window and underfloor heating.



Office/Bedroom 5

7' 2" x 11' 3" (2.18m x 3.43m)

The office features laminate flooring and a Velux window and could easily be used as a further bedroom.

Family Bathroom

7' 10" x 9' 1" (2.39m x 2.77m)

Stylish family bathroom is fully tiled with a vanity sink unit, w.c and a free-standing bath with a separate corner shower enclosure and a thermostatic shower. There is a Velux window and underfloor heating.

Bedroom 2

11' 8" x 16' 1" (3.55m x 4.90m)

Bedroom 2 is a large double bedroom overlooking the rear with carpeted flooring, a built-in triple wardrobe and provides access to the family bathroom.

Bedroom 3

8' 11" x 16' 2" (2.72m x 4.92m)

Third double bedroom is to the side of the property, with carpeted flooring, eave storage and a further built-in double wardrobe.

Heating & Glazing

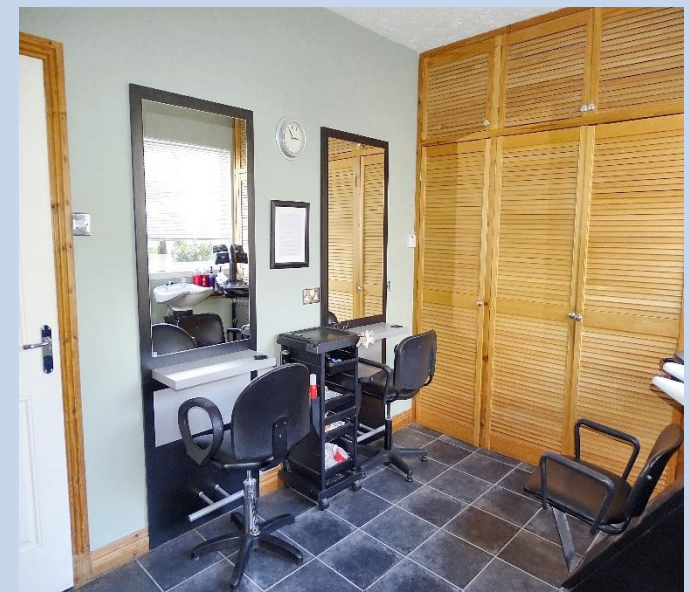
The property benefits from a gas central heating system and is fully double glazed throughout. Additionally, the property benefits from underfloor heating in the bathrooms upstairs.

Gardens & Parking

The property is nestled in stunning, meticulously maintained gardens, which provide a serene and picturesque backdrop to the home. The front garden features a charming lawned area with decorative stone chips and paved pathways, surrounded by a variety of trees and shrubs. The expansive, south facing rear garden boasts a large lawned area, an assortment of plants and shrubs, a seating area, and a raised seating area with artificial grass, perfect for outdoor relaxation and entertainment. Additionally, the property benefits from a convenient paved driveway to the front and a useful cellar to the side.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles and light fittings. The free-standing electric cooker and the Rayburn Aga in the kitchen.



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