



49, The Hennings, Sauchie  
Clackmannanshire FK10 3ES

Offers Over £227,000



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

This spacious home offers modern living formed across two levels and is presented in walk-in condition. Accommodation comprises of; a welcoming entrance hallway with storage, an open plan lounge and dining area, kitchen, sunroom, three well-proportioned bedrooms, a family bathroom on the lower level, and a W.C. upstairs. The property is complemented by a large private driveway and a generously sized, fully enclosed rear garden, making it an ideal family home.

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 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 boiler and electrics, access on to all lower accommodation as well as stairs leading to the upper level.

## Lounge

The bright and spacious lounge features carpeted flooring and ample natural light from the large front-facing window overlooking the garden. Its open layout connects to the dining area at the rear, creating a welcoming space for gatherings and everyday living.

## Dining Room

The dining room features generous space for a family-sized table, additional freestanding furniture, and includes a practical storage cupboard, all complemented by easy access to the kitchen for convenience.

## Kitchen

The kitchen features a range of neutral wall and base units with complimentary worktops, splashback tiles and tiled flooring. It is equipped with an integrated electric oven and gas hob, an under-counter washing-machine and fridge. Additionally, it provides access to the sunroom.

## Sunroom

The sunroom provides a versatile space overlooking the rear garden and beyond.

## Family Bathroom

The family bathroom on the lower level offers a modern and functional space featuring, a bath with overhead rainfall shower and a toilet and sink with vanity unit for added storage. There is an opaque side window for natural light and privacy.

## Upper Hallway

The upper hallway provides carpeted flooring, a W.C and gives access to the bedrooms and the loft.





## W.C

The partially tiled w.c on the upper level provides a convenient toilet and wash hand basin with vanity unit.

## Principal Bedroom

The principal bedroom features carpeted flooring and ample space for freestanding furniture, while a rear-facing window provides lovely views over Sauchie.

## Bedroom Two

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

## Bedroom Three

Bedroom three offers carpeted flooring and a rear facing window providing a lovely view over the rear.

## Gardens & Driveway

The property features a low-maintenance front garden with a stone chipped area and steps to the entrance, complemented by a spacious driveway for ample off-street parking. The generously sized fully enclosed rear garden, accessible via a side gate, is beautifully landscaped with artificial grass and a large, paved patio, making it perfect for outdoor entertaining. Additionally, there is a wooden shed for storage.





## 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 electric oven and gas hob, under-counter washing-machine and fridge. The freezer in the shed. (No guarantees or warranties on appliances). 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:  
[admin@county-estates.net](mailto:admin@county-estates.net)



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