



**SEMI-DETACHED VILLA**

**SPACIOUS LOUNGE**

**FULLY FITTED MODERN KITCHEN**

**SHOWER ROOM ON LOWER LEVEL**

**THREE WELL-PROPORTIONED BEDROOMS**

**PRIVATE DRIVEWAY**



**22 Beechwood**  
Sauchie, FK10 3LA

**Offers Over £125,000**



## Entrance

The main access to the property is via a UPVC side door with decorative glazed panels leading to the entrance vestibule.

## Entrance Vestibule

The entrance vestibule provides an under-stair storage cupboard, access on to all lower accommodation and stairs to the upper level.

## Lounge 14' 7" x 12' 4" (4.44m x 3.76m)

The lounge features carpeted flooring and a large window overlooking the rear garden allowing an ample flow of natural light. The lounge provides convenient access to the kitchen.

## Kitchen 15' 9" x 7' 8" (4.80m x 2.34m)

The modern kitchen is currently fitted with a range of wall and base units, complemented by stylish worktops, splashback and vinyl flooring. It comes equipped with an integrated electric oven and hob, microwave, washing machine and a fridge freezer. The front-facing window allows natural light, while the UPVC door provides easy access to the front garden.

## Shower Room 7' 8" x 4' 6" (2.34m x 1.37m)

The shower room on the lower level features a double walk-in shower cubicle, sink with vanity unit and a toilet. There is a mirrored vanity unit and front facing opaque window.

## Upper Hallway

The upper hallway provides a shelved storage cupboard and gives access to the bedrooms and the loft.

## Principal Bedroom 14' 7" x 9' 6" (4.44m x 2.89m)

The principal bedroom features carpeted flooring and a window overlooking the rear garden.

## Bedroom Two 10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom two features carpeted flooring and a window overlooking the front of the property.



## Bedroom Three 10' 7" x 7' 4" (3.22m x 2.23m)

Bedroom three features carpeted flooring and a window overlooking the front of the property.

## Heating & Glazing

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

## Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. All measurements are approximate.



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.