



7, The Glebe,  
Clackmannan, FK10 4JJ

Offers Over £267,000

County Estates are delighted to present this fantastic, detached bungalow nestled on a generous plot within a quiet cul-de-sac in Clackmannan, offering picturesque views of the Parish Church.

This attractive and spacious home offers versatile living space, including a welcoming entrance hallway with storage, a large lounge, conservatory, kitchen, three bedrooms, and a family bathroom. It is complemented by wrap-around gardens, private off-street parking, and a single garage.

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 glazed panelled door.

## Entrance Hallway

The bright and welcoming entrance hallway features laminate flooring, three storage cupboards, including one that houses the electrics and provides easy access to all accommodation.

## Lounge

17' 2" x 14' 4" (5.23m x 4.37m)

The generously sized lounge offers carpeted flooring and an electric fire with an attractive surround, creating an inviting space. It conveniently connects to the conservatory, enhancing the rooms spacious and bright feel.

## Conservatory

15' 9" x 9' 7" (4.80m x 2.92m)

The sunroom provides a versatile space overlooking the rear garden, perfect for relaxing or entertaining guests.

## Kitchen

14' 1" x 11' 1" (4.29m x 3.38m)

The spacious kitchen offers ample storage with wall and base units with complimentary worktops, splashback tiles and flooring. It includes integrated appliances such as a dishwasher, electric hob, oven, grill, and an under-counter washing machine. A large garden-facing window provides natural light, while access to the rear hallway leads to a walk-in storage cupboard and a door opening to the garden.

## Principal Bedroom

14' 10" x 11' 9" (4.52m x 3.58m)

The principal bedroom features laminate flooring, two storage cupboards and space for freestanding furniture, while a rear-facing window provides views over the rear garden.

## Bedroom Two

11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom two features laminate flooring, two storage cupboards and space for freestanding furniture and a window overlooking the front of the property.





### **Bedroom Three** 11' 11" x 10' 2" (3.63m x 3.10m)

Bedroom two offers laminate flooring and two windows that provide views of the front of the property and the rear garden.

### **Family Bathroom** 8' 9" x 5' 8" (2.66m x 1.73m)

The family bathroom has been fully tiled and comprises of a bath with overhead shower, sink, w.c. and an opaque rear window

### **Gardens, Driveway & Garage**

The property boasts spacious, well-maintained wrap-around gardens with a large lawn, a raised patio, and a drying green, ideal for outdoor activities and relaxation. The front features ample off-street parking and a single garage for convenient storage space. Additionally, a versatile summerhouse enhances the outdoor living experience, providing a perfect space for leisure or hobbies.



## Included Extras

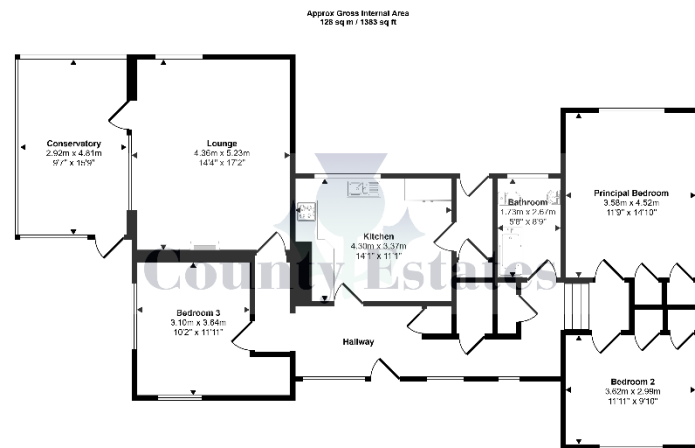
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. The integrated dishwasher, electric oven and hob and under-counter washing-machine (No guarantees or warranties on appliances). The summer house.

## 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)



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 mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Measurements taken on 30.06.2020



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
[admin@county-estates.net](mailto:admin@county-estates.net)  
[www.county-estates.net](http://www.county-estates.net)