



SEMI-DETACHED VILLA

OPEN PLAN LOUNGE/DINER

BATHROOM

TWO DOUBLE BEDROOMS

FITTED KITCHEN

GARDENS TO THE FRONT & REAR

PRIVATE DRIVEWAY



7 Birchwood
Sauchie, FK10 3HH

Offers Over £118,000

Entrance

Access is to the side of the property via a wooden door.

Entrance Hallway

The hallway features laminate flooring, an under-stair storage cupboard containing the electrics, and gives access on to all accommodation.

Lounge 13' 11" x 10' 11" (4.24m x 3.32m)

The bright and spacious lounge features laminate flooring, an electric fire with surround, and ample natural light from the large front-facing window overlooking the front of the property. Its open layout connects to the dining area at the rear.

Dining Area 7' 7" x 7' 5" (2.31m x 2.26m)

The dining area creates a welcoming space for everyday living, while the French doors to the rear provide convenient access out to the garden.

Kitchen 9' 6" x 7' 5" (2.89m x 2.26m)

The fitted kitchen provides a range of wall and base units with contrasting worktops, splashback tiles and flooring. It includes an integrated electric oven and hob, an under-counter washing machine and space for an under-counter fridge. There is a window overlooking the rear and a storage cupboard which contains the water tank.

Principal Bedroom 14' 1" x 9' 10" (4.29m x 2.99m)

The spacious principal bedroom offers carpeted flooring, a large built in storage cupboard, ample space for freestanding furniture and a window overlooking the front of the property.

Bedroom Two 11' 7" x 10' 9" (3.53m x 3.27m)

Bedroom two is a good-sized double bedroom with carpeted flooring, ample space for freestanding furniture and a window overlooking the rear garden.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

The bathroom comprises of a bath, w.c, wash hand basin and a rear opaque window.

Gardens & Driveway

The property offers a fully enclosed front garden with stone chips, ensuring privacy and ease of upkeep, while the low-maintenance private rear garden features a paved patio. Additionally, a driveway provides off-street parking, and an outdoor storage cupboard offers convenient storage space.

Included Extras

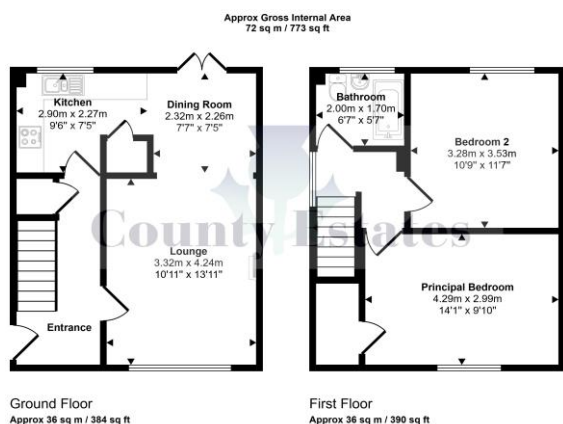
Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, curtain poles, curtains and blinds. Also included is the integrated oven, washing machine and tabletop freezer. (No guarantees or warranties on appliances).

Heating & Glazing

The property features electric heating and is fully double glazed throughout.

Home Report

To view this home report please email us on: 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.