



26, The Hennings,
Sauchie, Clackmannanshire FK10 3ES

Offers Over £299,995

County Estates is pleased to present this spacious detached villa in The Hennings, Sauchie, offering versatile family living over two levels. The property features an entrance vestibule, downstairs WC, and a welcoming hallway leading to a bright lounge with excellent views, a dining room, office/fifth bedroom, and a fitted kitchen. Upstairs, there are four sizable double bedrooms and a family bathroom. The home benefits from private front and rear gardens, a large driveway, a garage with a utility area, making it an ideal family residence in a popular neighbourhood.

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 solid hardwood door with decorative glazing panels.

Vestibule

The entrance vestibule has solid hardwood flooring and provides access to the downstairs w.c with a further door leading to the entrance hallway.

Entrance Hallway

Inviting entrance hallway with solid hardwood flooring, has a built-in storage cupboard and provides access to the lounge, dining room, office, the fitted kitchen and the staircase to the upper level.

Downstairs W.C.

The downstairs w.c which is partially tiled, features a wash hand basin and w.c, with an opaque side window providing privacy and natural light.

Lounge

14' 4" x 13' 10" (4.37m x 4.21m)

The bright and spacious lounge with carpeted flooring, has a large window overlooking the front of the property with lovely open views and a further small window to the side.

Dining Room

14' 8" x 11' 3" (4.47m x 3.43m)

The dining room is to the rear of the property with carpeted flooring and ample room for a dining table and chairs.

Office/5th Bedroom

11' 2" x 9' 8" (3.40m x 2.94m)

The office overlooks the side of the property, has carpeted flooring and could easily be utilised as a fifth bedroom.

Fitted Kitchen

10' 2" x 11' 2" (3.10m x 3.40m)

The fully fitted kitchen has a good range of solid oak wall and base units with complimentary worktops. There is a built-in double oven and a ceramic hob, a dishwasher and an under-counter fridge. The window overlooks the rear garden with a further small window to the side, tiled splash back, solid hardwood flooring and a door leading to the rear garden.





Upper Hallway

The carpeted upper hallway has a full height window to the side allowing lots of natural light to fill the space. Access is provided to all the upper accommodation and the loft.

Principal Bedroom

14' 4" x 9' 8" (4.37m x 2.94m)

The generous sized principal bedroom has a large window overlooking the front of the property with fantastic open views and a smaller window to the side and benefits from a built-in double wardrobe and carpeted flooring.

Bedroom 2

11' 2" x 14' 5" (3.40m x 4.39m)

The second double bedroom is to the rear with carpeted flooring and a built-in double wardrobe.

Bedroom 3

11' 10" x 11' 2" (3.60m x 3.40m)

The third double bedroom is to the rear with carpeted flooring and a built-in double wardrobe.

Bedroom 4

11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom 4 is a good sized double bedroom to the side of the property with carpeted flooring and a built-in double wardrobe and a further storage cupboard.

Family Bathroom

10' 0" x 5' 0" (3.05m x 1.52m)

The modern family bathroom has a white vanity sink unit, w.c and a bath with an overhead, thermostatic rainfall shower. Fully tiled with a tiled floor, two opaque windows and chrome accessories.



Heating & Glazing

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

Gardens

The private front garden boasts a variety of plants and shrubs, complemented by a lawned area and steps leading to the front door, creating an inviting entrance. The tiered rear garden is beautifully maintained, featuring plants, shrubs, fruit trees, a greenhouse, and a wooden garden shed, with paved seating areas to the rear and side, perfect for outdoor relaxation and entertaining.

Driveway & Garage

There is a large paved and stone chipped driveway to the side of the property providing off-street parking for several vehicles, leading to the garage with power and lighting. To the rear of the garage is a separate utility room which features built-in units, a sink, washing machine, fridge/freezer and an upright freezer.

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 built-in double oven, ceramic hob, dishwasher and the under-counter fridge in the kitchen and the washing machine, fridge/freezer and the upright freezer in the utility area. (No guarantees or warranties on appliances). The wooden shed and greenhouse.

