



23, Glebe Road, Kincardine
Clackmannanshire FK10 4QB

Fixed £157,000

County Estates are delighted to bring the market this spacious two bedroom semi-detached villa situated in a residential area within the village of Kincardine.

This property comprises of Entrance hallway, spacious lounge, fitted kitchen, utility room and conservatory. Two double bedrooms, family shower room, private front and rear gardens and a separate lock up garage to accommodate one vehicle

Kincardine is a former fishing village set on the banks of the River Forth. Located between the towns of Alloa and Dunfermline, the village offers plenty of local amenities for everyday needs including a Post Office, supermarket, a variety of eateries and local shops, library and local primary school. Kincardine is close to the road network providing easy access throughout Fife and Clackmannanshire with the Clackmannanshire and Kincardine Bridges providing access across the River Forth to Falkirk and onto the motorway network for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance Via a aluminium framed door with opaque glazing.

Entrance Hallway

Entrance hallway with laminate flooring throughout leading to all lower accommodation.

Lounge

54' 9" x 33' 2" (16.7m x 10.10m)

This spacious lounge features a double-glazed window overlooking the front of the property, allowing an abundance of natural light to flood the room and a decorative electric fire. The open-plan staircase provides a seamless connection to the upper accommodation, enhancing the sense of openness and flow within the space, making it an ideal area for relaxation and social gatherings.

Kitchen/Breakfast Room

12' 3" x 8' 10" (3.74m x 2.70m)

This charming country-style kitchen features fully fitted cabinetry with contrasting worktops, creating a warm and inviting atmosphere. The double-glazed window overlooks the conservatory, allowing natural light to brighten the space. Equipped with an integrated electric oven and microwave, electric hob, and overhead extractor hood, it combines functionality with style. The spacious layout provides ample room for a table and chairs, making it perfect for family dining and entertaining guests.

Utility room

6' 4" x 5' 9" (1.94m x 1.75m)

Utility room housing the boiler and electrics.

Conservatory

11' 9" x 7' 5" (3.58m x 2.25m)

The spacious conservatory features warm wooden flooring throughout and a UPVC door that provides direct access to the rear garden, creating a bright and inviting extension of the living space. Its generous size allows for versatile use, accommodating free-standing furniture such as sofas, dining tables, or relaxation zones, making it an ideal spot for enjoying outdoor views year-round.

Principal Bedroom

12' 1" x 9' 0" (3.69m x 2.74m)

The principal bedroom is a spacious and inviting retreat, featuring a double-glazed window that overlooks the front of the property, allowing in natural light. It is well-appointed with built-in walk-in wardrobes for ample storage, an additional built-in wardrobe with hanging rails and shelving to maximize organization, and a vanity unit with drawers, providing a convenient space for dressing and grooming.





Bedroom Two

12' 0" x 8' 9" (3.65m x 2.67m)

The second double bedroom features a double-glazed window overlooking the rear of the property, providing plenty of natural light. Currently used as a home office, it offers ample space for a double bed and free-standing furniture, making it versatile for various needs. Additionally, the room benefits from two built-in wardrobes, offering substantial storage solutions.

Family Shower Room

6' 4" x 5' 9" (1.94m x 1.75m)

This white three-piece family shower room features a fully tiled design, creating a sleek and hygienic environment, complemented by a fully enclosed shower cubicle for privacy and convenience. It includes a vanity sink and W.C. for practicality, an opaque window at the rear to ensure natural light while maintaining privacy, and various bathroom accessories to enhance functionality and aesthetics.

Gardens

This property features a fully enclosed front garden predominantly laid to lawn, enhanced by mature shrubs and trees, offering privacy and a pleasant outdoor space. Accessible via a paved pathway, the side access leads directly to the inviting front entrance. The rear garden is also fully enclosed, comprising a paved seating area ideal for relaxation, two wooden garden sheds for storage, mature shrubs and trees, and several designated areas for cultivating fruits and vegetables, making it perfect for outdoor living and gardening enthusiasts.



Parking/Garage

On street parking available. There is a separate lock up to the rear of the property to accommodate parking for one vehicle.

Included Extras

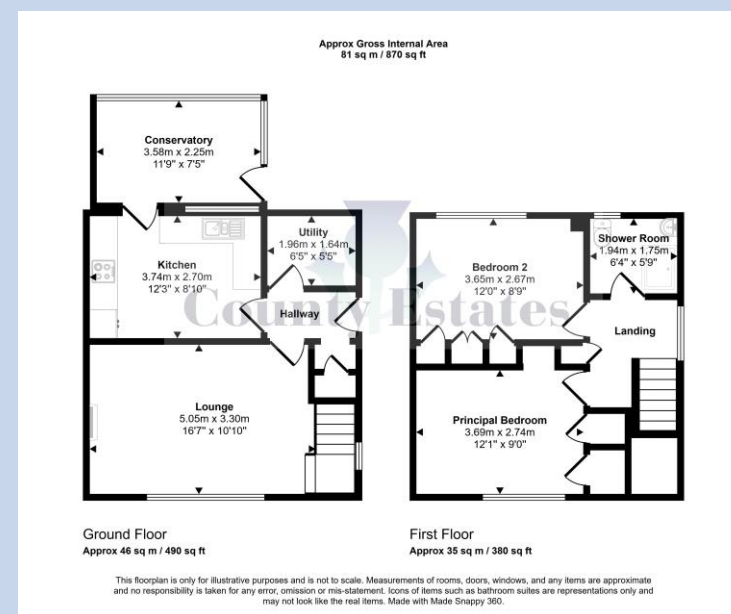
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven and hob, integrated fridge, washing machine and freezer in the utility room. Two wooden sheds in the garden.

Heating & Glazing

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

Home Report

To view this home report please email us on:
admin@county-estates.net



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net