



**SEMI-DETACHED VILLA**

**MODERN KITCHEN**

**SPACIOUS LOUNGE**

**TWO DOUBLE BEDROOMS**

**FAMILY SHOWER ROOM**

**PRIVATE FRONT AND REAR GARDENS**



**47 Dovecot Road**  
**, FK10 2QX**

**Offers Over £129,000**

## Entrance

Entrance via a white part glazed UPVC door.

## Entrance Hall

This welcoming entrance hallway provides convenient access to all lower-level accommodation and features a cupboard area housing electrics.

## Lounge 10' 1" x 18' 5" (3.07m x 5.61m)

This bright and spacious lounge features two double glazed windows providing lots of natural light and creating an inviting atmosphere perfect for relaxing or entertaining. This room also offers a modern wood panel media wall with an electric insert decorative fire.

## Kitchen 7' 9" x 10' 8" (2.36m x 3.25m)

This new modern fitted kitchen has a good range of high gloss walls and base units with marble effect worktops, a built - in oven, grill and ceramic hob and overhead extractor hood. Integrated fridge / freezer and space for an under counter washing machine. There is a window overlooking the rear garden.

## Upper Hallway

Fully carpeted upper hallway with a window view of the Wallace monuments.

## Principal Bedroom 14' 9" x 8' 7" (4.49m x 2.61m)

The principal bedroom features fully carpeted flooring, two double glazed windows providing natural light and is equipped with full-length built-in wardrobes offering ample storage with hanging rails, drawers and shelving.

## Bedroom Two 11' 8" x 9' 8" (3.55m x 2.94m)

Bedroom two is a double room and features full carpeting and a double-glazed window providing a scenic view of the Ochil hills.

## Family Shower Room 6' 1" x 5' 7" (1.85m x 1.70m)

This white three - piece family shower room features a fully wet - wall design, creating a sleek and hygienic environment, complemented by a fully enclosed shower cubicle. It includes a wash hand basin within a vanity unit and W.C, an opaque window at the rear to ensure natural light while maintaining privacy, and various bathroom accessories to enhance functionality.

## Gardens

Private front garden is monobloc leading to the front entrance. Side garden has monobloc with access to a coal bunker with storage space. Further storage is provided from an aluminum storage unit. The fully enclosed rear garden has artificial grass with a paved pathway leading to a raised decking area for seating and two wooden sheds, one with power.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The built-in oven and hob and the integrated fridge/freezer in the kitchen. Also, the wooden garden sheds and aluminium storage unit in the rear garden.

## Heating & Glazing

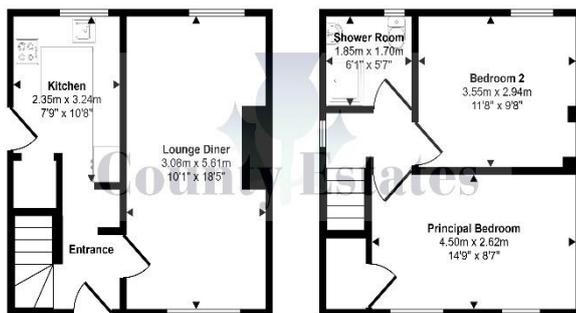
Gas central heating and fully double glazed through out.

## Home Report

To view this home report please email us on; [admin@county-estates.net](mailto:admin@county-estates.net)



Approx Gross Internal Area  
83 sq m / 677 sq ft



Ground Floor  
Approx 31 sq m / 338 sq ft

First Floor  
Approx 31 sq m / 339 sq ft

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 Magic Snappy 360.

