



32, Duke Street,
Clackmannanshire FK10 4EF

FIXED PRICE £269,995

County Estates are delighted to present to the market this detached bungalow situated in popular residential area within the village of Clackmannan.

Enjoying a large plot with accommodation over one level, the property is in walk in condition and comprises of : entrance vestibule with additional storage, welcoming entrance hallway, bright spacious lounge and fitted kitchen with dining area. There are three good sized double bedrooms and a wet room completes the accommodation on offer. The property is surrounded by well maintained gardens and benefits from an extensive driveway and single garage.

Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance via a white UPVC glazed door with opaque window and co-ordinating side panel. Leading to;

Vestibule

Vestibule fully carpeted with a built-in cupboard with shelving and railing and a double-glazed window overlooking the rear of the property.

Entrance Hallway

Spacious L-Shaped entrance hallway fully carpeted with a built-in storage cupboard offering ample storage space.

Lounge

18' 7" x 12' 7" (5.66m x 3.83m)

This spacious lounge features a fully carpeted interior, creating a warm and inviting atmosphere, complemented by a striking cream stone fireplace with a backing effect and an electric insert for cozy ambiance. The double-glazed window offers a clear view of the front of the property, showcasing stunning views of the Ochil Hills, enhancing the room's natural light and scenic appeal.

Dining Room

10' 5" x 9' 6" (3.18m x 2.89m)

The dining room features laminate flooring throughout and a double-glazed window that provides natural light and overlooks the front of the property, creating a welcoming space with ample room for a dining table and chairs to accommodate family and guests comfortably.

Kitchen

12' 2" x 10' 0" (3.70m x 3.04m)

Fully fitted kitchen with wood effect wall and base units and contrasting worktops. Double glazed window overlooking the side of the property, under counter space for washing machine and fridge. Free standing gas cooker and oven with space for a small table and chairs.

Principal Bedroom

11' 9" x 10' 4" (3.59m x 3.16m)

The principal bedroom is fully carpeted with a double glazed window that provides a view of the rear garden, creating a bright and cozy atmosphere. It includes built-in wardrobes with hanging rails and shelving for efficient storage, while offering ample space for additional free-standing furniture, making it a versatile and comfortable master suite.

Bedroom Two

12' 2" x 10' 3" (3.70m x 3.13m)

This third double bedroom features built-in wardrobes with ample hanging rails and shelving, providing convenient storage solutions, and is enhanced by sliding doors that seamlessly connect the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.





Bedroom Three

10' 4" x 9' 11" (3.15m x 3.01m)

Third double bedroom fully carpeted with a double glazed window overlooking the side of the property, fitted wardrobes with hanging rails and shelving.

Wet room

8' 6" x 7' 7" (2.60m x 2.30m)

Fully tiled three piece wet room, electric shower with walk-in enclosure, WC and sink. Opaque window to the side of the property.

Gardens

Extensive front garden with mature shrubs and tress, decorative stone chips and a paved pathway leads to front door entrance and continues to the sides giving dual access to the side rear gardens. Fully enclosed rear garden offers various paved seating areas, decorative stone chips and mature shrubs and tree.

Parking/Garage

Mono bloc driveway with room to accommodate up to four vehicles, with a single garage with power.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fitments, blinds, curtains and curtain poles and free standing gas cooker and oven and electric fire and surroundings in lounge.

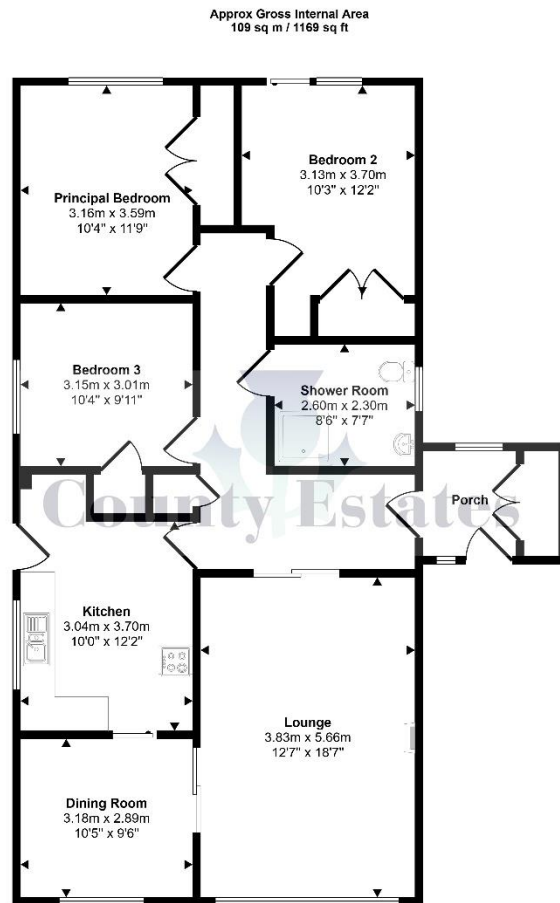
Heating & Glazing

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





Floorplan

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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