



**MID TERRACE VILLA**

**TWO DOUBLE BEDROOMS & BOX ROOM**

**MODERN FITTED KITCHEN**

**FAMILY BATHROOM**

**OPEN PLAN LOUNGE/ DINING ROOM**

**DRIVEWAY**



**4 Mary Place**  
Clackmannan, FK10 4LA

**Offers Over £134,000**



## Entrance

Entrance via a white upvc part glazed door with a coordinating side panel.

## Entrance Hallway

Welcoming entrance hallway with a built in under stairs storage cupboard. Access to all lower accommodation and staircase to the upper level.

## Lounge/Diner

This bright and spacious lounge features an open-plan dining area with laminate flooring throughout, creating a modern feel. A large window offers stunning views of the Ochil Hills, filling the space with natural light, while French doors in the dining area provide easy access to the rear garden, ideal for outdoor entertaining and enjoying the scenic surroundings.

## Downstairs W.C

Two piece w.c with a vanity sink, various bathroom accessories and laminate flooring throughout.

## Kitchen

This modern, fully fitted kitchen boasts sleek grey wall and base units complemented by warm walnut effect worktops, creating a stylish and functional space. It features a double glazed window overlooking the rear garden, allowing natural light. The kitchen is equipped with integrated appliances including a fridge/freezer and washing machine, as well as a built-in gas cooker and oven with an overhead extractor hood.

## Upper Hallway

Fully carpeted upper hallway leading to all upper accommodation and access to the loft.

## Principal Bedroom

This principal bedroom offers a modern and functional space with laminate flooring throughout, a double-glazed window at the rear providing natural light, a built-in wardrobe with hanging rails and shelving for ample storage, and a built-in linen cupboard that houses the boiler.

## Bedroom Two

Bedroom two features laminate flooring throughout, a double glazed window offering picturesque views of the Ochil Hills, and built-in wardrobes with hanging rails and shelving, providing ample storage space while allowing flexibility for free-standing furniture.

## Box Room

Fully carpeted box room with a double glazed window overlooking the front of the property and built in storage and shelving.

## Family Bathroom

This fully fitted three-piece bathroom suite features a built-in vanity sink and wc, complemented by a bath with an overhead shower off the gas mains. The inclusion of various bathroom accessories adds convenience and style, while the opaque rear window ensures privacy while allowing natural light to brighten the space.

## Gardens

Private front garden which is easily maintained with stone chips and a paved pathway leading to the front door entrance. This property features a fully enclosed rear garden, with a raised decked area ideal for outdoor seating and entertaining. The garden is complemented by an artificial lawn that offers low-maintenance, and a wooden garden shed for convenient storage of gardening tools and outdoor equipment.

## Driveway

Mono-bloc driveway that can accommodate up to two vehicles

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds, curtains, curtain poles, light fittings and bathroom accessories. Electric integrated washing machine, gas cooker and oven, fridge and freezer in the kitchen.

## Heating & Glazing

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

## Home Report

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

