



45, Kirk Brae,
Kincardine, Fife FK10 4PY

Offers Over £160,000

County Estates are delighted to bring to the market this beautifully presented mid terraced villa situated in the village of Kincardine.

The property has been renovated throughout to a very high standard including; recently rewired, recently fitted central heating system and a recently fitted kitchen and bathroom. The property is in a very good location within walking distance to Tulliallan Golf Course and Tulliallan Police Academy.

The property comprises of: vestibule, entrance hallway, stylish fitted kitchen, downstairs W.C, lounge and dining area. On the upper level there are three good sized bedrooms, family bathroom and a floored loft with lighting and a ladder. The property benefits from a private front garden and a fully enclosed, south facing rear garden, with on street parking to the front.

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 is via a green composite door with a decorative glazed panel, leading to:

Vestibule

The entrance vestibule which has laminate flooring and a further door leading to the hallway.

Entrance Hallway

The welcoming entrance hallway has laminate flooring and a walk-in storage cupboard which houses the electrics and provides access to the kitchen, lounge, dining area, downstairs W.C and the staircase to the upper level.

Fitted Kitchen

12' 2" x 11' 5" (3.71m x 3.48m)

The fully fitted kitchen overlooks the front of the property and has a good range of light grey shaker style wall and base units with complimentary oak effect worktops. The kitchen is fitted with a Rangemaster cooker, washing machine, dishwasher and has space for an American style fridge freezer.

Downstairs W.C

The downstairs W.C is fitted with a wash hand basin and W.C and is partially tiled with laminate flooring.

Dining Area

6' 9" x 8' 0" (2.06m x 2.44m)

The dining area features an exposed brick wall, laminate flooring and has ample room for a dining table and chairs. There are French doors leading to the rear garden and access is provided to the lounge.

Lounge

12' 2" x 13' 3" (3.71m x 4.04m)

The beautiful lounge is to the rear of the property with laminate flooring and a barn style sliding door.

Upper Hallway

The carpeted upper hallway provides access to all of the upper accommodation and the converted loft.

Principal Bedroom

10' 1" x 11' 1" (3.07m x 3.38m)

The spacious principal bedroom overlooks the rear of the property and benefits from a built-in triple wardrobe and a further storage cupboard.





Bedroom 2

9' 7" x 11' 5" (2.92m x 3.48m)

The second double bedroom is to the front of the property, with laminate flooring and a built-in wardrobe.

Bedroom 3

8' 5" x 8' 0" (2.56m x 2.44m)

Bedroom 3 is a single bedroom to the rear with laminate flooring and a built-in wardrobe.

Family Bathroom

8' 11" x 5' 6" (2.72m x 1.68m)

The family bathroom features a vanity sink unit, w.c, bath and a separate shower enclosure with a thermostatic shower. Partially tiled with laminate flooring and an opaque window to the front.

Floored Loft

The loft is fully floored with lighting and laddered access.

Heating and Glazing

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

Gardens

The private front garden is fully enclosed with paving slabs and stone chips, raised planters and two outdoor storage units. The fully enclosed rear garden enjoys a south facing aspect and is easily maintained with raised timber decked seating areas, a further paved seating section, a wooden garden shed and pergola.

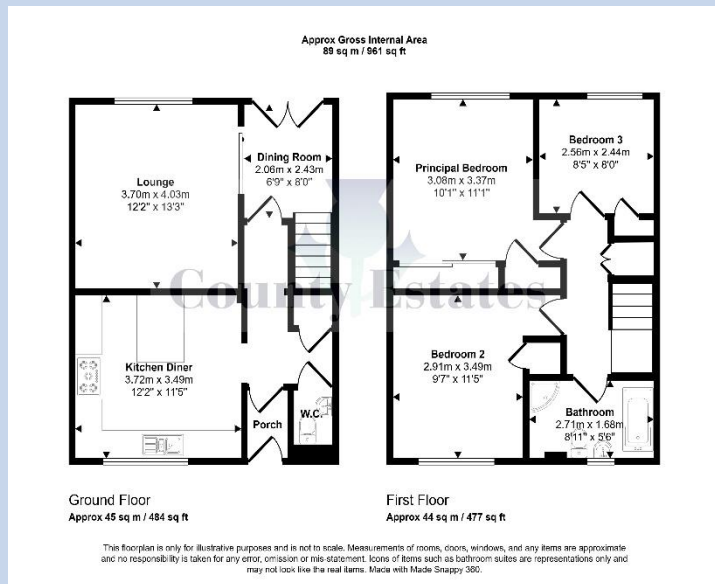
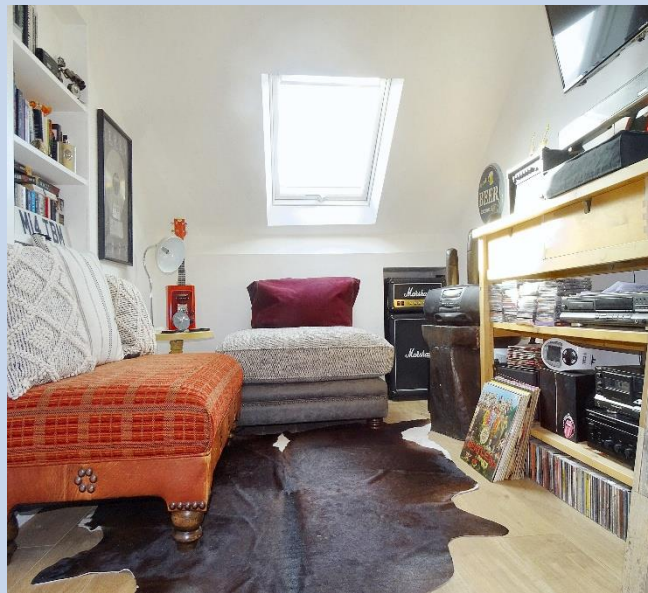
Parking

There is on-street parking to the front of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, various light fittings, curtain poles, curtains (with the exception of the curtains in the lounge) blinds and bathroom accessories. The Range cooker, washing machine and the dishwasher in the kitchen. The wooden garden shed, and outdoor storage units in the garden.





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