



WELL PRESENTED GROUND FLOOR FLAT

BRIGHT & SPACIOUS LOUNGE

TWO GOOD SIZE DOUBLE BEDROOMS

PRIVATE GARDENS TO FRONT & REAR

CENTRALLY LOCATED IN CLACKMANNAN

MODERN KITCHEN

STYLISH SHOWER ROOM

ON-STREET PARKING



17 Craigrie Terrace
Clackmannan, FK10 4ER

OFFERS OVER
£74,500

Entrance

Access to the property is via a dark wood effect UPVC door with a decorative glazed panel, leading to:

Entrance Hallway

The welcoming entrance hallway has tiled flooring and benefits from two storage cupboards, housing the boiler, and provides access to the principal bedroom, fitted kitchen, family shower room and the lounge.

Principal Bedroom *12' 4" x 11' 7" (3.76m x 3.53m)*

The good size principal bedroom overlooks the rear of the property with carpeted flooring and a built-in alcove with cupboard below.

Family Shower Room *6' 2" x 5' 8" (1.88m x 1.73m)*

The stylish family shower room has a grey vanity sink unit, W.C and a separate shower enclosure with a rainfall shower. There is an opaque window to the side, wet-wall panelling and vinyl flooring.

Fitted Kitchen *11' 10" x 9' 0" (3.60m x 2.74m)*

The stylish fitted kitchen has a good range of white high gloss wall and base units and complimentary grey worktops with a built-in oven, ceramic hob and washing machine. There is a window overlooking the front of the property, tiled flooring and a tiled splash back.

Lounge *14' 7" x 9' 10" (4.44m x 2.99m)*

The bright and spacious lounge overlooks the front of the property, with a tiled floor and a built-in alcove which houses the electric meter. Access is provided to bedroom 2.

Bedroom 2 *12' 4" x 8' 3" (3.76m x 2.51m)*

Bedroom 2 is the second double bedroom to the rear with carpeted flooring and a built-in shelved cupboard and further bedroom storage.

Heating & Glazing

The property benefits from a gas central heating system (with recently installed boiler) and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and bathroom accessories. The built-in oven and hob and the washing machine in the kitchen.

Gardens

The property features a private front garden which is laid to lawn with a communal paved pathway providing access to the side entrance and continues to give access to the private rear garden.

Home Report

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



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.