



9, Broomknowe Drive,
Kincardine, Fife FK10 4QL

Offers Over £218,500

County Estates are delighted to bring to the market this beautifully presented, extended semi-detached villa situated in a sought after area in the village of Kincardine.

The property offers flexible family living accommodation over two levels and benefits from a recently fitted roof and comprises of: Entrance hallway, bright and spacious lounge, fitted kitchen and a downstairs wet-room. On the upper level there are three good size bedrooms and a stylish family shower room. The property features private front and rear gardens and a large driveway.

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

Access to the property is via a dark wood effect UPVC door with opaque glazing panels.

Entrance Hallway

13' 0" x 7' 11" (3.96m x 2.41m)

The spacious entrance hallway has a window overlooking the front of the property with laminate flooring and a built-in storage cupboard. Access is provided to the lounge, wet-room and the staircase to the upper level.

Lounge

20' 5" x 11' 3" (6.22m x 3.43m)

The bright and spacious lounge has a window overlooking the front and the rear of the property with solid wooden flooring and features a traditional, multi-fuel stove with a cream stone fireplace and offers ample room for a dining table and chairs. Access to the kitchen.

Fitted Kitchen

13' 10" x 11' 10" (4.21m x 3.60m)

The fully fitted kitchen has a good range of beech effect wall and base units with solid oak worktops and a built-in oven with a ceramic induction hob. There is ample room for free-standing appliances, a built-in storage cupboard, click vinyl flooring and a tiled splash back. A large window overlooks the rear garden and a door provides direct access to the rear garden.

Wet Room

9' 6" x 6' 4" (2.89m x 1.93m)

The downstairs wet room features a wash hand basin, w.c, an electric shower, with vinyl flooring and an opaque window to the front.

Upper Hallway

The carpeted upper hallway has a window overlooking the rear of the property and provides access to all of the upper accommodation and the loft.

Principal Bedroom

13' 7" x 10' 10" (4.14m x 3.30m)

The good size principal bedroom overlooks the front of the property and features 2 double wardrobes, carpeted flooring and ample room for free-standing furniture.





Bedroom 2

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom 2 is the second double bedroom to the front with carpeted flooring and a built-in wardrobe.

Bedroom 3

8' 2" x 8' 7" (2.49m x 2.61m)

Bedroom 3 is to the rear with laminate flooring and a built-in wardrobe. This room is currently used as an office but could easily be used as a further bedroom.

Family Shower Room

6' 9" x 6' 9" (2.06m x 2.06m)

The stylish family shower room is fully tiled with a white vanity sink unit, w.c and a walk-in shower enclosure with a rainfall shower, vinyl click flooring and a small opaque window to the rear.

Heating & Glazing

The property benefits from a gas central heating system 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, various blinds and curtain poles. The built-in oven and induction hob in the kitchen. The wooden shed and one log store in the rear garden.

Gardens

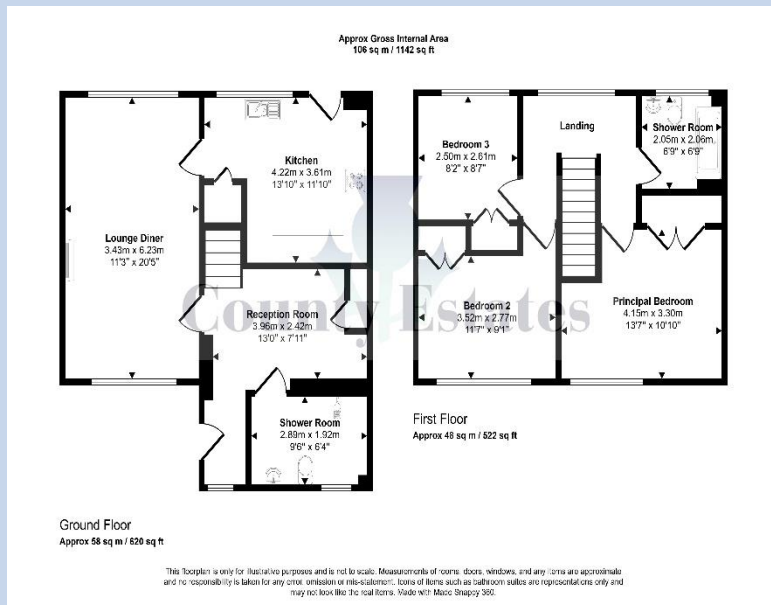
The private front garden is mainly laid to lawn with a variety of plants and shrubs. The fully enclosed rear garden is easily maintained with a large timber decked seating area, a stone chipped section with a rotary dryer and a wooden garden shed and log store.

Parking

The property features a large chipped and paved driveway to the front of the property providing off-street parking for approx. 3/4 vehicles.

Home Report

To view this home report please email us on:
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