



16, Moubray Gardens,
Cambus, Clackmannanshire FK10 2NQ

Offers Over £269,000

Detached four bedroom Villa situated in popular locale with spacious family accommodation throughout.

Ideal family home comprising inviting entrance vestibule, spacious lounge, open plan dining/kitchen area, utility room and downstairs w.c. Four bedrooms (master with en-suite) and family bathroom. The property further benefits from private front, side and fully enclosed rear gardens and a summer house. Driveway to accommodate approximately two vehicles.

Cambus is a small village situated just off the A907 Stirling Road. The close proximity of Tullibody provides for everyday needs including a local Post Office, supermarket, a variety of local shops, library, sports centre, health clinic, educational facilities ranging from nurseries to primary and secondary schools and Braehead Golf Course. Cambus is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth. I

Entrance

Access to the property can be gained via a white UPVC door with a decorative opaque window. Leading to;

Vestibule

Welcoming entrance vestibule with decorative wood panelling. Leading to;

Reception Room

7' 11" x 16' 7" (2.41m x 5.06m)

Fully carpeted sitting room currently been utilised as a toy room with a double glazed window overlooking the front of the property with a built in storage cupboard housing the boiler.

Lounge

13' 11" x 16' 8" (4.24m x 5.09m)

A spacious and welcoming lounge, fully carpeted, featuring a double-glazed window that offers views over the front of the property and floods the room with natural light. The space is enhanced by a built-in under-stairs storage cupboard, providing practical organization, and an open-plan staircase that seamlessly connects to all upper accommodation.

Kitchen/Diner

16' 10" x 9' 1" (5.13m x 2.78m)

A fully fitted, open-plan modern kitchen and dining area featuring sleek charcoal-coloured high gloss wall and base units, complemented by a stylish wood-effect worktop. The kitchen is equipped with a built-in oven, gas hob, and an overhead extractor hood, offering both functionality and contemporary appeal. There is ample space for a dining table and chairs, creating a perfect setting for family meals and entertaining. White UPVC French doors seamlessly lead to the rear garden, enhancing natural light and providing easy outdoor access.

Utility room

5' 3" x 5' 5" (1.59m x 1.65m)

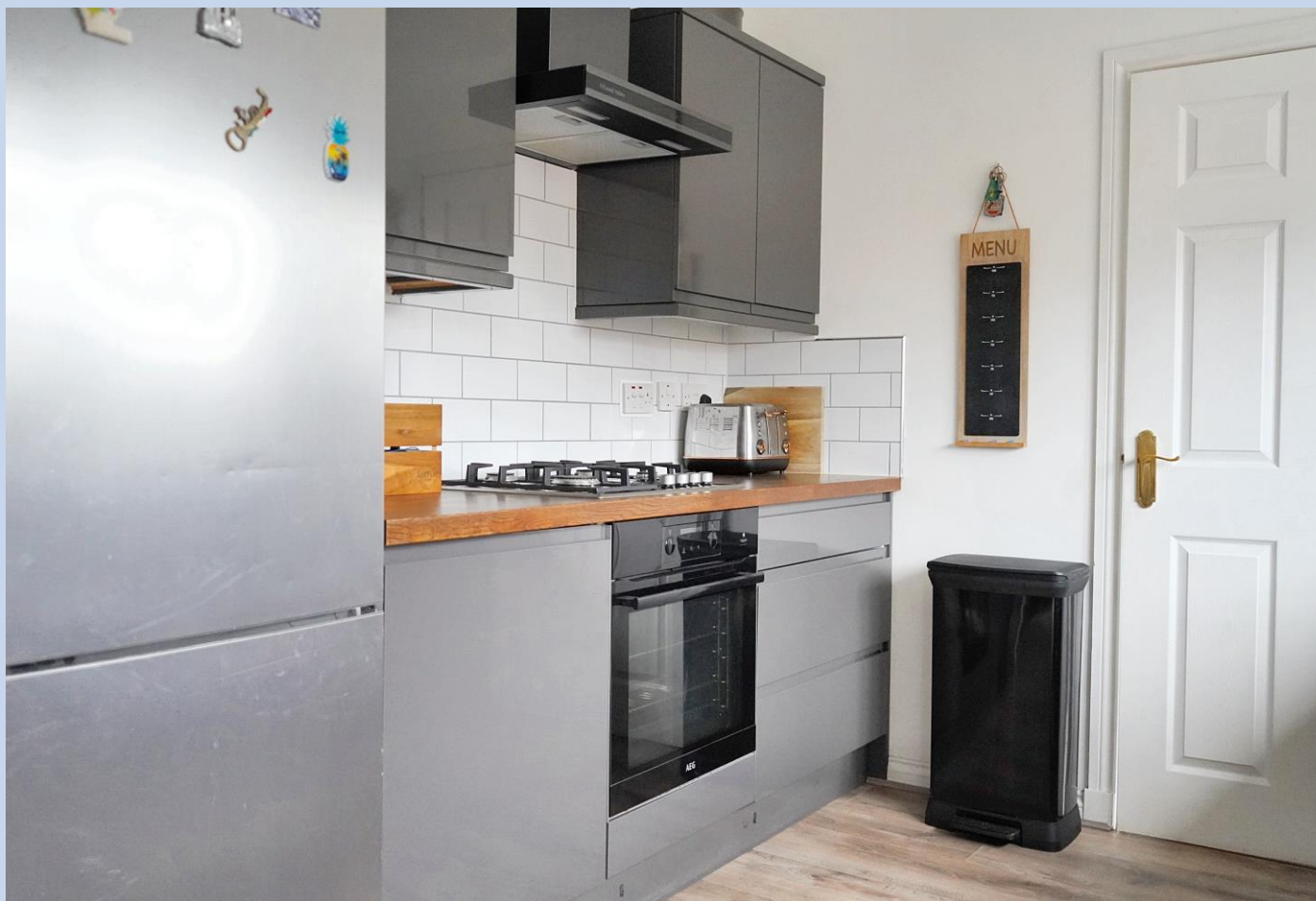
The utility room has access to downstairs w.c and to the rear garden via a white upvc door. Further benefiting from wall and base units for additional storage and under counter space for a washing machine and tumble dryer.

W.C

5' 3" x 3' 3" (1.59m x 0.99m)

Two piece W.C with an opaque window to the side of the property and various bathroom accessories.





Principal Bedroom

10' 8" x 11' 3" (3.24m x 3.44m)

Principal bedroom fully carpeted with a double glazed window overlooking the front of the property, a built in storage cupboard for linen and a built in double wardrobe with hanging rails and shelving.

En-suite

4' 11" x 5' 8" (1.51m x 1.73m)

Three-piece en-suite shower room featuring a fully enclosed shower and an opaque window at the front of the property that provides privacy while allowing natural light to brighten the space. The room is complemented by a variety of bathroom accessories.

Bedroom Two

8' 4" x 11' 8" (2.55m x 3.56m)

Bedroom two is full carpeted with a double glazed window overlooking the front of the property and built on wardrobes with hanging rails and shelving.

Bedroom Three

8' 4" x 8' 6" (2.54m x 2.60m)

Fully carpeted third bedroom has a double glazed window overlooking the rear of the property with lovely views of the surrounding areas.

Bedroom Four

7' 3" x 6' 6" (2.20m x 1.98m)

Bedroom four is fully carpeted with a double glazed window overlooking the rear of the property, built in wardrobes with hanging rails and shelving.



Family Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Three-piece Family bathroom suite, featuring a W.C., a wash hand basin, and a separate bath equipped with a convenient overhead electric shower. The bathroom benefits from a privacy-ensuring opaque window at the rear of the property, allowing natural light while maintaining privacy. Additionally, it includes a variety of practical accessories to enhance functionality and

comfort, creating a welcoming and efficient space for the whole family.

Included Extras

Included in the sale of the house are all floor coverings, light fittings, blinds, curtain poles, integrated hob, oven and free free-standing fridge freezer. Garden shed, and summer house.

Gardens

The property boasts a private front garden featuring a paved pathway to the front entrance, alongside a paved driveway capable of accommodating two vehicles, is a laid-to-lawn area. Side access, fully paved, provides convenient entry to the rear garden, which is fully enclosed for privacy and security. The rear garden includes a raised decked area ideal for outdoor entertaining, a paved pathway leading to a garden shed and a charming summer house, creating a versatile and tranquil outdoor space.

Driveway

This house benefits from having a private driveway to the front of the property to accommodate two vehicles.

Heating & Glazing

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

Home Report

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

