



89, Millburn Gardens,
Clackmannan, Clackmannanshire FK10 4AD

Offers Over £273,500

County Estates are delighted to present this beautifully presented detached villa, set on an expansive corner plot in the sought-after Millburn Gardens in the village of Clackmannan. The home has been thoughtfully decorated throughout in a neutral palette, creating a bright, walk-through feel that highlights the spacious layout. Upon entry, a welcoming hallway leads to a stylish, fitted dining kitchen, while the ground floor also offers a convenient downstairs WC and a bright and spacious lounge-dining room with bi-fold doors that open onto the private rear garden. The first floor comprises of four generously proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, and a modern family bathroom serving the remaining rooms. Outside, the property enjoys a secluded rear garden perfect for family gatherings or pets, a well-tended front garden, and a large driveway with a single garage providing ample off-street parking. This corner-plot villa offers the ideal blend of contemporary comfort and classic family-home charm in a tranquil village setting. Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white composite door with decorative glazed panels.

Entrance Hallway

The inviting entrance hallway features white laminate flooring making the space feel bright and airy and provides access to the dining kitchen, W.C and the lounge/diner.

Fitted Kitchen

The stylish fitted kitchen features a good range of white, high gloss wall and base units with contrasting worktops and integrated appliances including a fridge/freezer, washing machine, an oven, microwave and ceramic hob. The bay window overlooking the front of the property provides ample space for a dining table and chairs and a further window to the side fills the room with natural light.

Downstairs W.C

The downstairs W.C has a wash hand basin and W.C with a tiled splashback.

Lounge/Diner

The bright and spacious lounge/diner continues with the white laminate flooring and has a window overlooking the rear garden and bi-fold doors which provide access to the rear garden. There is ample room for a dining table and chairs making this room an ideal entertaining area.

Upper Hallway

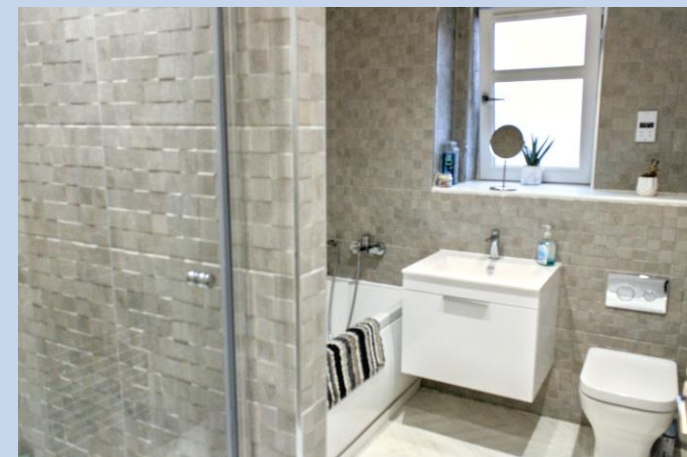
The carpeted upper hallway has a window overlooking the side of the property, a built-in storage cupboard which houses the the hot water tank and provides access to all of the upper accommodation.

Principal Bedroom

The principal bedroom is a good size double bedroom to the rear with carpeted flooring and a built-in double wardrobe and benefits from an en-suite shower room.

Bedroom 2

The second double bedroom is to the front with carpeted flooring, a built-in double wardrobe and has ample space for free-standing furniture.





Bedroom 3

Bedroom 3 is the third double bedroom with carpeted flooring and a built-in double wardrobe.

Bedroom 4

Bedroom 4 overlooks the front, with carpeted flooring and ample room for bedroom furniture.

Family Bathroom

The stylish family bathroom is fully tiled with a vanity sink unit, W.C, bath and a separate shower enclosure with a thermostatic shower. There is an opaque window to the front and vinyl flooring.

Heating & Glazing

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

Gardens

The private front garden is mainly laid to lawn with stone chipped borders and plants and shrubs. The secluded rear garden is fully enclosed and laid to lawn with a paved seating area with a pergola.

Parking

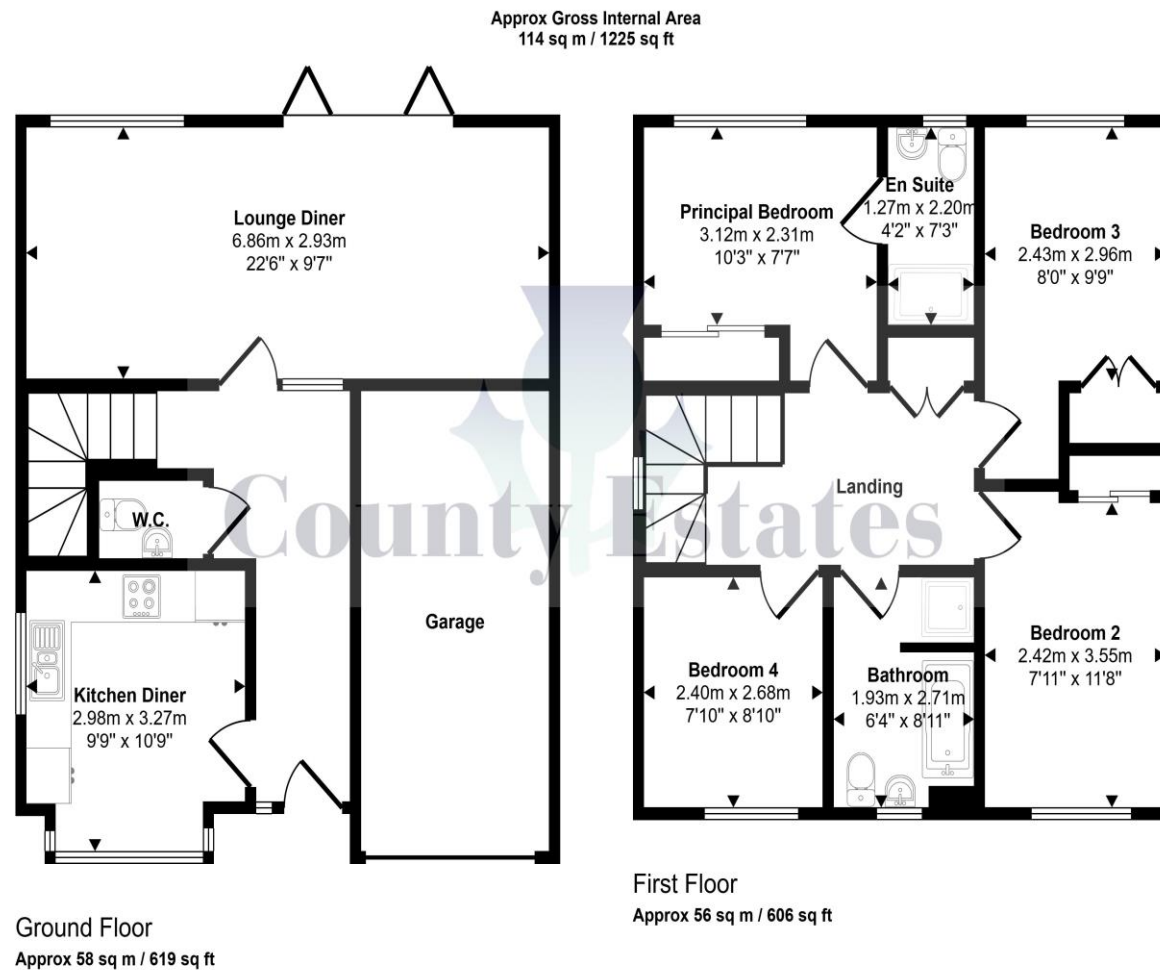
There is a large mono blocked driveway to the front of the property providing off-street parking for 2/3 vehicles and leads to the single garage with power and lighting.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. Integrated appliances in the kitchen including the washing machine, fridge/freezer, oven, microwave and ceramic hob, also the pergola in the rear garden.

Home Report

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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