



**22 Ten Acres,  
Sauchie, FK10 3DN**

**OFFERS OVER £69,950**

Seldom available, spacious one bedroom semi detached bungalow well located in the popular residential area of Ten Acres in Sauchie.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. Sauchie also boasts many recreational facilities including Schawpark Golf Club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail networks providing easy access throughout the Central Belt and onto the larger cities of Edinburgh, Glasgow and Perth.

An inviting bungalow comprising of entrance vestibule, hallway, spacious and bright lounge, dining kitchen, double bedroom and bathroom. Also benefiting the property is an easily maintained front and a rear gardens.



## Entrance

Entrance to the property is gained via a white UPVC door. Leading to:

### Entrance Vestibule 4' 1" x 3' 9" (1.24m x 1.14m)

Entrance vestibule with carpeted flooring and standard ceiling light fitment. Access to hallway.

### Hallway 8' 11" x 3' 3" (2.72m x 0.99m)

Hallway with carpeted flooring, standard ceiling light fitment, single power point, double radiator and smoke detector. Spacious cupboard housing the electric meter and fuse box. Access to the lounge, bathroom and bedroom.

## Lounge

15' 3" x 10' 11" (4.64m x 3.32m)

Bright and spacious lounge with carpeted flooring, coving, standard ceiling light fitment, telephone point and TV point. Double radiator, smoke detector and two single power points. Large storage cupboard with shelving and coat hooks. Double glazed window overlooking the front of the property. Access to kitchen.

## Kitchen

10' 10" x 10' 1" (3.30m x 3.07m)

Fully fitted dining kitchen with wood effect wall and base units with contrasting work surfaces incorporating a stainless steel sink with drainer and mixer tap. Integrated gas hob and electric oven. Space for an automatic washing machine and upright fridge/freezer. Vinyl flooring, tiled splashback, ceiling strip light, ample power points and double radiator. Double glazed window overlooking the rear of the property. White UPVC door giving access to the rear garden.



### Bedroom 14' 7" x 9' 8" (4.44m x 2.94m)

Spacious double bedroom with carpeted flooring, standard ceiling light fitment, double radiator, TV point and two single power points. Large storage cupboard with shelving and coat hooks. Double glazed window overlooking the rear of the property.

### Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

Partially tiled bathroom comprising of a three piece suite with electric shower over the bath. Standard ceiling light fitment, vinyl flooring, wall mounted fan heater and chrome heated towel rail. Double glazed opaque window overlooking the front of the property.

### Gardens

Steps leading to the front entrance pathway which also extends to the rear of the property. The front garden is neatly laid with stone chips and shrubs. The rear garden has a chipped area with steps leading to an elevated area which has a slabbed pathway, chipped drying area and wooden shed.

### Heating and Glazing

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

### Extras Included

Included in the sale of the property are all floor covering, blinds, integrated gas hob and electric oven and garden shed.

### Home Report

To view the home report for this property visit:

[www.packdetails.com](http://www.packdetails.com)

Reference: HP482875

Postcode: FK10 3DN



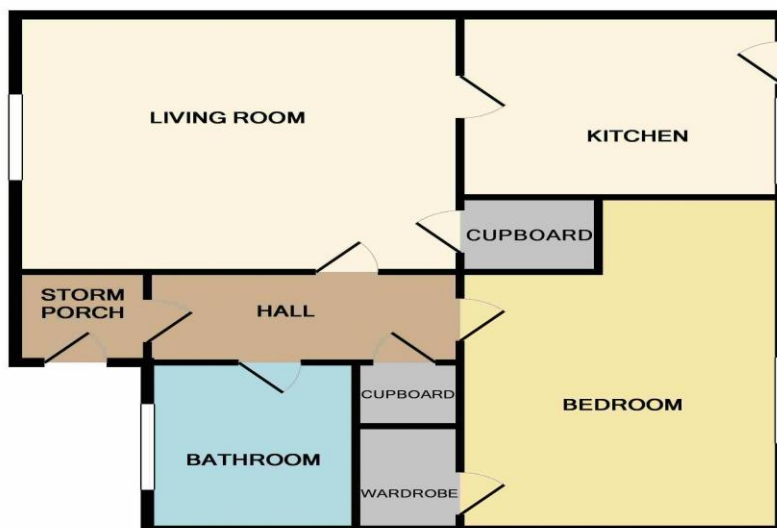
*To view this property call Alloa: 01259 219800*

## Opening Hours

Mon, Wed & Thurs	9am-5:30pm
Wednesday & Friday	9am-5pm
Saturday	10am-1pm

## Travel Directions

On leaving Alloa from the Marshall roundabout take the second exit past the Town Hall. At the mini-roundabout turn right and go past the Leisure Bowl. Continue on over the hill and then continue down Parkhead Road, turn left onto Fairfield, continue to the mini roundabout then turn left into Ten Acres and number 22 is situated on the right hand side of the road and is clearly signposted.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

