



**RE/MAX**  
CLYDESDALE & TWEEDDALE

**109 Riverside Road, Kirkfieldbank**

Offers Over **£189,000**



# 109 Riverside Road

## Kirkfieldbank

Situated in the charming village of Kirkfieldbank in the ever-popular Clyde Valley this three bedroom detached family home offers great potential for a buyer looking for a property they can really stamp their own mark on. With it's elevated position on the banks of the Clyde the views over the river to the rear are idyllic.

The home can be entered from the front, but the side door is more likely to be the main entrance as it is conveniently located next to the driveway. This door into an entrance vestibule which in turn leads through to a spacious dining kitchen which has a great selection of base and wall mounted storage and ample space for slot-in appliances. This room continues through to a hallway which gives access to a spacious wet room and living room with a log burning stove which provides an attractive focal point to the room and adds to the country charm of the home. From here a staircase leads to the two double bedrooms on the first floor. The ground floor is completed by a third bedroom.

Externally the property has mature garden surrounding the property. Primarily there is useful space to both sides of the home with a gravel driveway to the right and garden space to the left. At the rear a path offers great views over the river and gives access to the basement workshop.

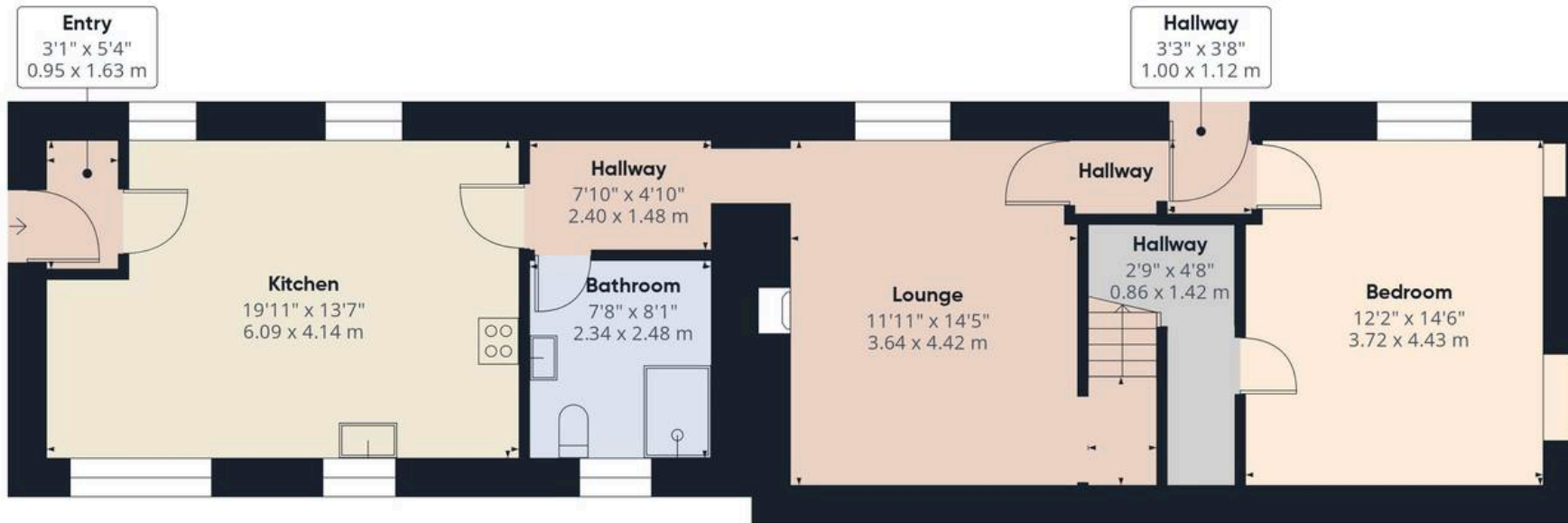
EPC Rating - F

- Detached Villa
- Three Bedrooms
- Basement Workshop
- Mature Gardens
- Gravel Driveway
- Views Of The River Clyde









Floor 0

Approximate total area<sup>(1)</sup>

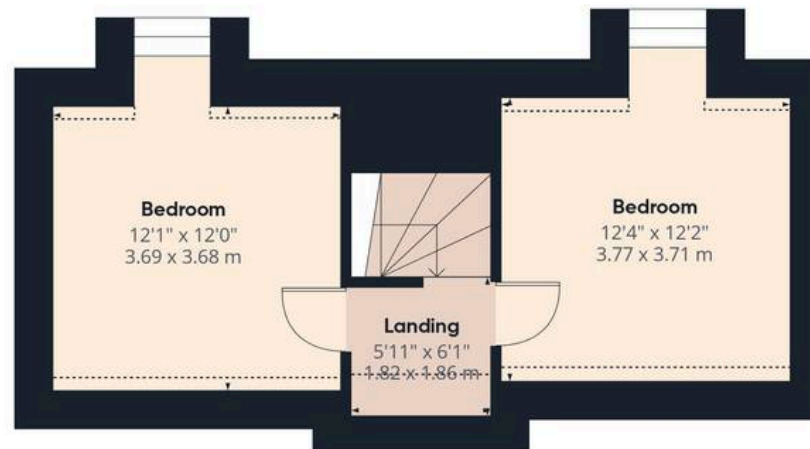
1163 ft<sup>2</sup>

108 m<sup>2</sup>

Reduced headroom

32 ft<sup>2</sup>

3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## RE/MAX Clydesdale & Tweeddale

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