





Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £282,000

EER Rating Band C

Property Ref WT4791

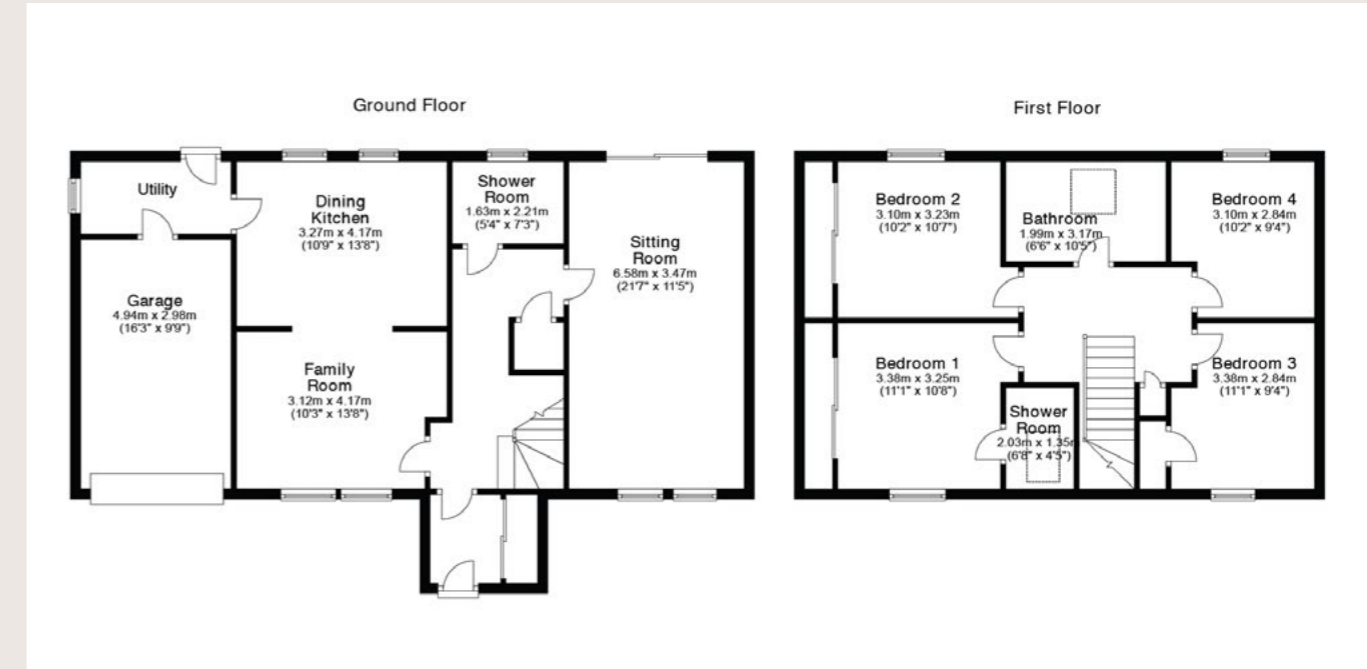
Superbly presented luxury detached villa situated centrally within the popular conservation village of Kincardine. The property lies within convenient walking distance of many excellent amenities including the nearby primary school. Set at the end of a charming walled private lane, the property occupies delightful, fully enclosed, landscaped private gardens. The gardens incorporate lawns, stocked borders, paved patio and garden lighting. A large block-paved driveway provides parking and turning, and access to the integral garage.

The property was individually constructed circa 2009 and offers generously sized and easily managed accommodation formed over two levels. Access is through an entrance vestibule with cloaks/storage cupboard off, leading thereon to a long reception hallway. The impressive sitting room extends to in excess of twenty one feet and enjoys access via patio doors to the gardens. The comfortable TV/family room has open front views and open-plan access to the dining kitchen. The super, refitted dining kitchen has a focal point central island unit with integrated hob and feature extractor hood above. Further integrated appliances include a double oven and dishwasher. A large utility room is situated off the kitchen with separate access to both the gardens and integral garage. The lower accommodation is completed by a downstairs shower room.

On the upper floor there are four generously sized flexible bedrooms, three of which have fitted storage. The master bedroom has a stylish en-suite shower room which has been enhanced with feature Travertine wall tiling, contemporary glass bowl wash-hand basin and tiled flooring. The upper accommodation is completed by a remarkably large bathroom which has both a bath and separate shower with Mira mains shower valve. Practical features include gas central heating, double glazing and excellent storage. Exceptionally well maintained and offered to the market in truly walk-in condition, early viewing is highly recommended.



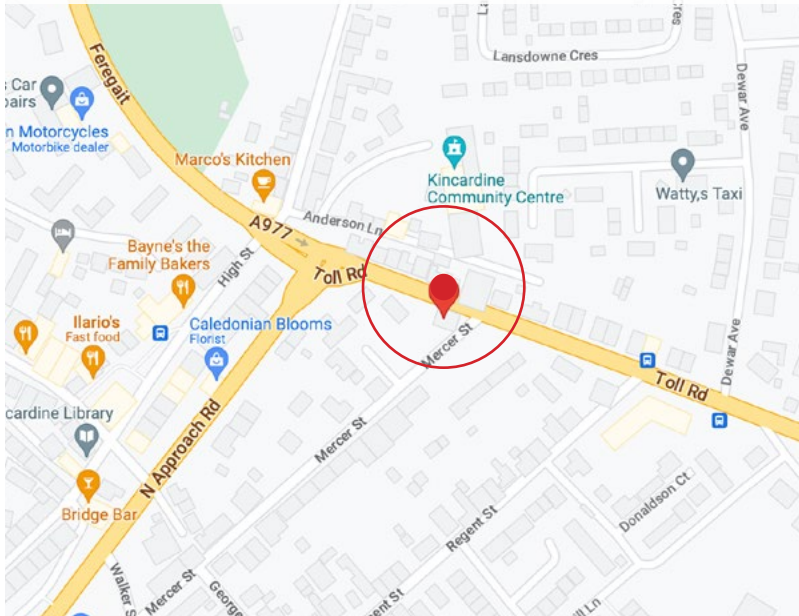




Sitting Room	21'7" x 11'5"	6.6m x 3.5m
Family Room	13'8" x 10'0"	4.2m x 3.0m
Dining Kitchen	13'8" x 10'9"	4.2m x 3.3m
Utility Room	9'7" x 4'9"	2.9m x 1.4m
Downstairs Shower Room	7'3" x 5'4"	2.2m x 1.6m
Bedroom One	11'1" x 10'8"	3.4m x 3.2m
En-Suite Shower Room	6'8" x 4'5"	2.0m x 1.3m
Bedroom Two	10'8" x 9'2"	3.2m x 2.8m
Bedroom Three	11'1" x 9'3"	3.4m x 2.8m
Bedroom Four	10'2" x 9'4"	3.1m x 2.8m
Family Bathroom	10'5" x 6'6"	3.2m x 2.0m

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material

"Kincardine", Alloa, FK10 4NL



Location

The conservation village of Kincardine is set on the north banks of the River Forth and offers an excellent range of local amenities including shopping and well-regarded primary school. Recreational amenities close to hand include the Fife Coastal Route and nearby Tulliallan Golf Course. A more extensive range of amenities including rail links can be found in the nearby major towns of Falkirk and Dunfermline, and the historic city of Stirling. The surrounding road, motorway and bridge network allows superb access to many central Scottish centres of business including Stirling, Fife, Falkirk, Grangemouth, Glasgow and Edinburgh.



24 Newmarket Street

Falkirk FK1 1JH

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk

Download our App:

