





Charming refurbished Georgian blond sandstone fronted cottage c.1750. Located centrally within the conservation village of Kincardine, the subjects are situated conveniently for access to many excellent village amenities including shopping and primary school. Occupying enclosed front and rear gardens, the property is complemented by a driveway to side. The delightful sandstone walled rear garden incorporates lawn, patio, well-stocked borders and beds and is offered for sale with both greenhouse and garden shed. Note is drawn to the useful attached garden store/workshop.

The subjects offer flexible accommodation formed over two levels that will no doubt appeal to a broad spectrum of the market. Access to the property is through a broad reception hallway with stairway to upper apartments and large cloaks/storage cupboard off. The sitting room has a front facing window and separate access via sliding patio doors to a rear conservatory which takes full advantage of the super garden views. The dining sized kitchen has space for table and chairs, large storage cupboard off and direct access to the rear garden. The lower accommodation is completed by a refitted bathroom with separate shower, fitted storage and contrasting ceramic wall and floor tiling.

On the upper floor there are three versatile bedrooms, one of which is currently utilised as a home office, ideal for home workers. Practical features include gas central heating and double glazing. Early viewing is highly recommended in order to avoid disappointment.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

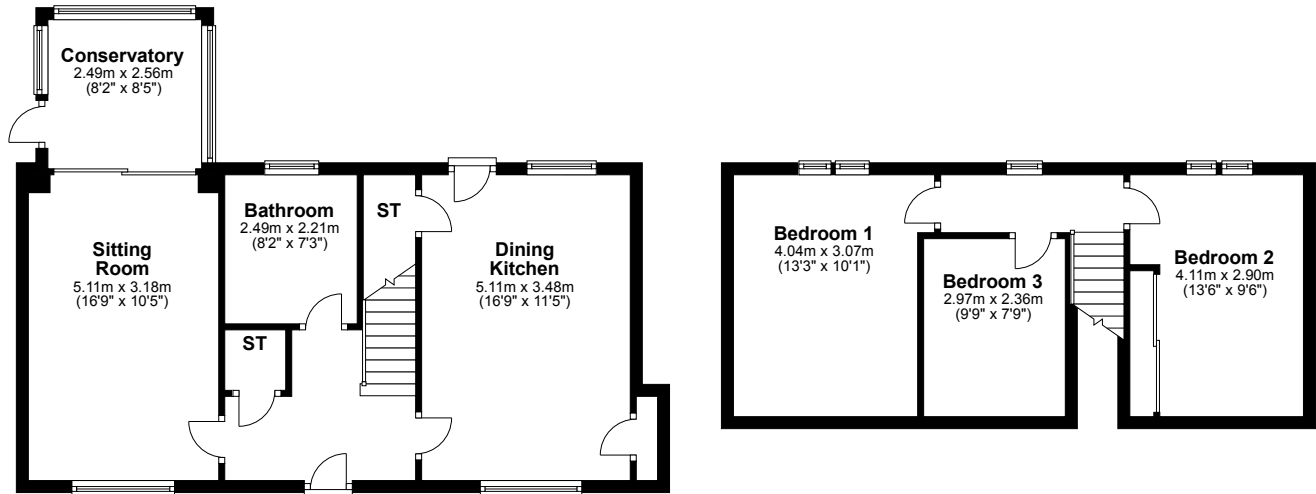
Price Offers Over £195,000

EER Rating Band D

Property Ref WS5061



Accommodation layout & measurements



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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 and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

The conservation village of Kincardine offers a range of local shopping, civic and recreational facilities in addition to well-regarded primary school. The property lies within easy reach of the major towns of Falkirk, Dunfermline and city of Stirling all of which offer main line rail links. Kincardine is ideally placed for commuters seeking access via the surrounding road and bridge network to many central Scottish centres of business including Fife, Falkirk, Stirling, Edinburgh, Grangemouth and Glasgow.

For Satellite Navigation directions please enter the postcode: FK10 4QX

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