



Morgans

PROPERTY

Standalane House Walker Street, Kincardine, FK10 4NX

Offers Over £395,000











CLOSING DATE SET FOR TUESDAY 11TH NOVEMBER 2025 @ 12 NOON - Unique opportunity to acquire this fabulous Victorian home circa 1880's and extended around 2013 to enhance this already charming property into a substantial family home with five bedrooms, three public rooms and two bathrooms. The extensive gardens and grounds with sweeping driveway surround the property and this generous plot provides a completely private and idyllic haven and a child and pet safe environment. Quietly tucked away with mature lawns and trees surrounding this truly is a hidden gem within the village. The accommodation is beautifully presented mixing contemporary with some lovely traditional features. It is totally flexible in how you wish to live and excellent for hybrid working with direct links to the motorway network. It briefly comprises entrance vestibule, reception hallway, good storage, double bedroom, lounge, family room and dining room. Modern fitted breakfasting kitchen with separate utility room and shower room. The inner hallway leads to a further double bedroom with walk in wardrobe/storage cupboard and family bathroom. On the upper level there are three further double bedrooms and under eave storage. The property is double glazed with gas central heating.







## LOCATION

The entrance to Standalane House is on the left hand side before the small play park if you are coming from Kincardine Bridge FK10 4NZ for Sat Nav. If you are coming from Dunfermline direction the driveway is after the play park on the right hand side. Kincardine is a historic conservation village providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb for wildlife watching, walkers and cyclists.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, garden sheds and wood store.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.











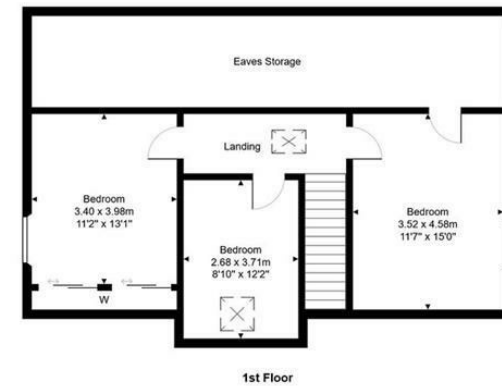
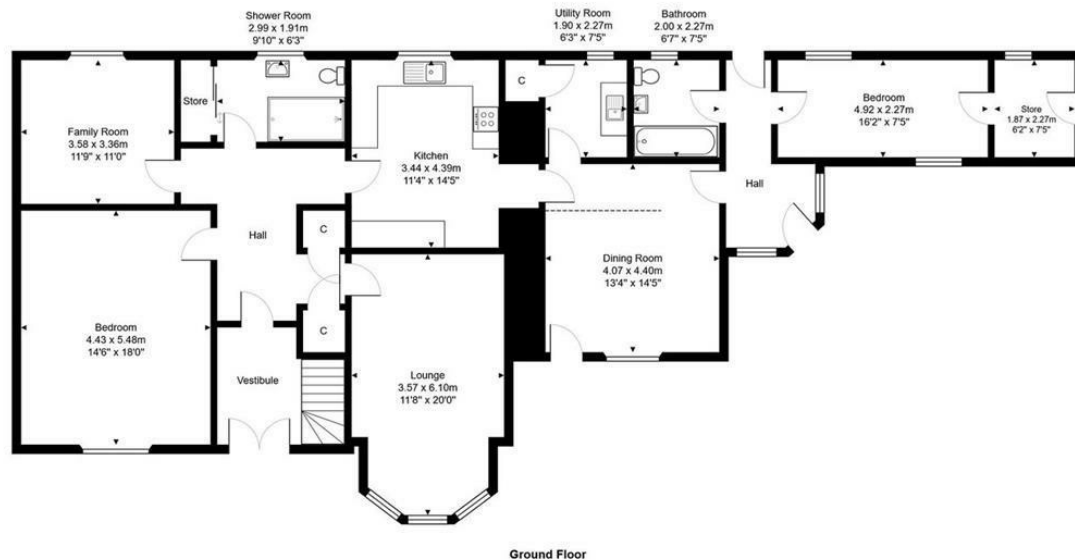




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Total Area: 241.2 m<sup>2</sup> ... 2597 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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SOLICITORS | PROPERTY

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.