



Immaculate two-bedroom cottage in a popular location



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



23 Kirk Street is a delightful end-terraced cottage situated within a sought-after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location within the village and therefore provides access to a range of local facilities within a short walk. The property itself is in walk-in condition and offers comfortable accommodation throughout. It would make for a fantastic family home or a first-time purchase. Benefits include gas central heating and double glazing.

THE LOUNGE



Internally the accommodation extends to the entrance hall and a bright lounge with access to the kitchen.

THE KITCHEN



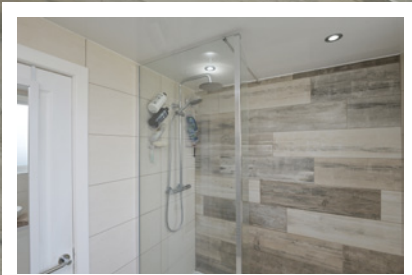
The fitted kitchen is new with a great selection of wall and base units and access leading out onto the secluded gardens.





Also to this level, you will find two double bedrooms, both offering space for free-standing furniture if required, and a family bathroom with a white suite and walk-in shower, this completes the accommodation on offer.

THE SHOWER ROOM



BEDROOM 1



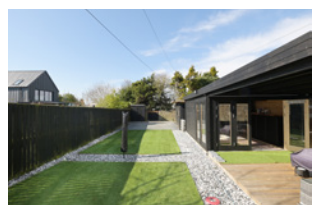
BEDROOM 2



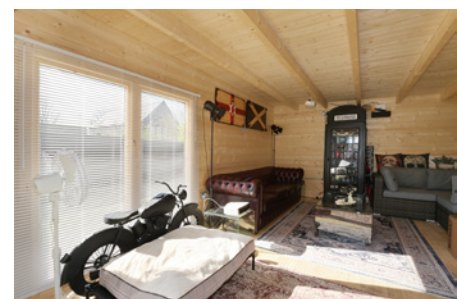
The rear garden is where a family can thrive with its low maintenance, an area of artificial grass, and a large decking area that leads to the summer house. The rear gardens are fully enclosed to offer privacy and a safe environment for children and animals. Ample parking is provided to the side and front of the property.

Viewing is highly recommended to appreciate the accommodation on offer.

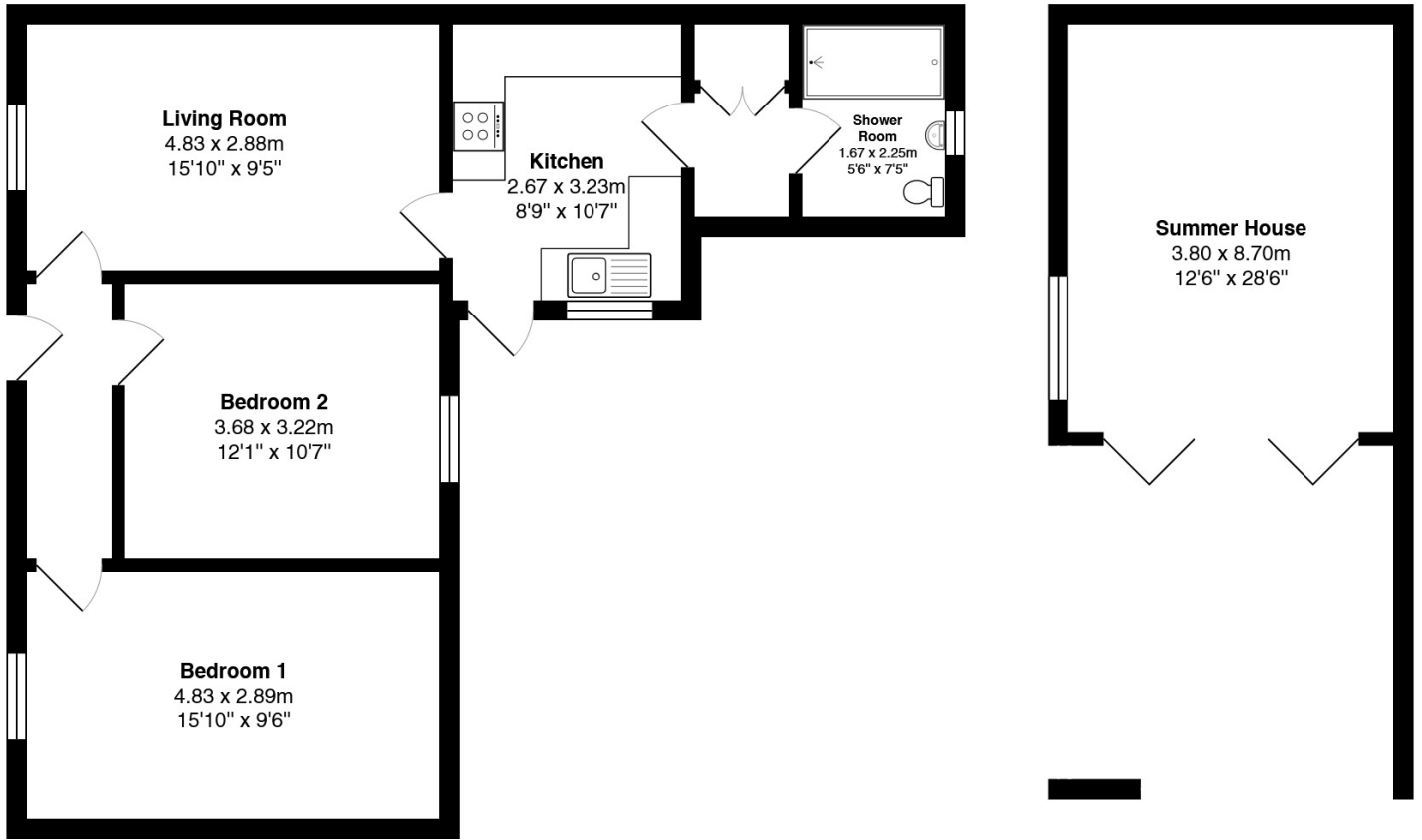
EXTERNALS



THE SUMMER HOUSE



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: D



THE LOCATION

Kincardine is a popular town well served by its own traditional shops and High street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a large choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels is also to hand whilst for the commuters there is good access by road to many areas of commerce within the central belt.





Kincardine proves popular with commuters seeking access via the surrounding arterial road and motorway networks to many central Scottish centres of business including Stirling, Fife, Edinburgh, Grangemouth, Falkirk and Glasgow. The new Clackmannanshire Bridge just north of the village has eased traffic congestion significantly since it was opened and provides easy and quick access to the motorway network.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.