



31, The Sheilings,
Cambus, Clackmannanshire FK10 2NN

Offers Over £269,995

County Estates are delighted to present this spacious, extended detached villa which is situated in a popular residential area in the village of Cambus.

The property comprises of: A bright and spacious lounge, a large kitchen/diner with a utility room a w.c, and a downstairs bedroom with an en-suite. On the upper level there are a further four bedrooms (principal with an en-suite shower room) and a stylish family bathroom. The property further benefits from private gardens to the front and the rear with a large driveway.

Cambus is a small village situated just off the A907 Stirling Road. The close proximity of Tullibody provides for everyday needs including a local Post Office, supermarket, a variety of local shops, library, sports centre, health clinic, educational facilities ranging from nurseries to primary and secondary schools and Braehead Golf Course. Cambus is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access is via a white UPVC door with a decorative glazed panel.

Entrance Porch

The entrance porch has a carpeted floor and a further door leading to the entrance hallway.

Hallway

The carpeted entrance hallway provides access to the lounge, bedroom 5 and the staircase to the upper level.

Lounge

13' 0" x 13' 4" (3.96m x 4.06m)

The bright and spacious lounge overlooks the front of the property with solid hardwood flooring, benefitting from a built-in storage cupboard and French doors that lead to the kitchen/diner.

Kitchen/Diner

18' 10" x 19' 1" (5.74m x 5.81m)

The kitchen/diner has a good range of white wall and base units and complimentary worktops and a centre island. There is a built-in double oven and a ceramic hob, integrated dishwasher and vinyl flooring. The open plan dining area is bright and airy with windows overlooking the rear garden, two Velux windows and French doors providing access to the garden.

Utility room

5' 1" x 16' 5" (1.55m x 5.00m)

The utility room has ample space for kitchen appliances, a window to the rear and a door providing access to the rear garden and also gives access to the W.C.

W.C

Downstairs w.c has a wash hand basin, toilet, a window to the side and a tiled floor.

Bedroom 5 (Downstairs)

7' 10" x 13' 8" (2.39m x 4.16m)

Bedroom 5 is located downstairs and overlooks the front of the property, with carpeted flooring, a double wardrobe and benefits from an en-suite shower room.





En-suite

The en-suite comprises of, a vanity sink unit, w.c, a walk-in shower enclosure and further storage units.

Upper Hallway

The upper hallway is carpeted and provides access to all of the upper accommodation and the loft.

Principal Bedroom

13' 1" x 10' 4" (3.98m x 3.15m)

The principal bedroom is a good size double bedroom overlooking the front of the property with laminate flooring, and benefitting from a double wardrobe, storage cupboard and an en-suite.

En-suite

The modern en-suite has a vanity sink unit, w.c and a walk-in shower enclosure with a thermostatic shower, opaque window to the front and black accessories.

Bedroom 2

8' 2" x 11' 3" (2.49m x 3.43m)

The second double bedroom is to the front with laminate flooring and a built-in double wardrobe.

Bedroom 3

9' 3" x 10' 0" (2.82m x 3.05m)

Third double bedroom is to the rear with laminate flooring and a built-in double wardrobe.

Bedroom 4

8' 0" x 6' 9" (2.44m x 2.06m)

Bedroom 4 is a single bedroom to the rear of the property with a built-in wardrobe and laminate flooring.



Family Bathroom

The stylish family bathroom has a modern black vanity sink unit, w.c and a walk-in shower enclosure with a black rain-fall shower, vinyl flooring, wet-wall panelling and an opaque window to the rear.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

Gardens

The front garden is easily maintained with a mono blocked driveway, a raised paved area and a gate giving access to the rear garden. The secluded rear garden is fully enclosed with an area laid to lawn and a further raised timber decked seating area with a covered pergola, hot tub and 2 garden sheds.

Double Driveway

The property benefits from a large mono blocked double driveway to the front, providing off-street parking for several vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtain poles and light fittings. Built-in oven and hob and the integrated dishwasher in the kitchen. Also, the hot tub (bought as seen) and 2 sheds in rear garden.

