



**END-TERRACE TRADITIONAL COTTAGE**

**LOUNGE**

**FOUR BEDROOMS**

**SMALL PRIVATE REAR GARDEN**

**REQUIRING FULL MODERNISATION**

**FITTED KITCHEN**

**FAMILY BATHROOM**

**SUITABLE FOR CASH BUYERS**



**17 Toll Road**  
Kincardine, FK10 4RN

**Offers Over £71,250**

### Entrance

Access to the property is via a white UPVC door with an opaque glazed panel.

### Entrance Hallway

The entrance hallway has laminate flooring and benefits from an under-stair storage cupboard. Access is provided to the lounge, the two downstairs bedrooms and the family bathroom.

### Lounge *16' 4" x 10' 4" (4.97m x 3.15m)*

The lounge has a window overlooking the front of the property and benefits from laminate flooring, with a white fireplace and a shelved alcove. Access is provided to the kitchen.

### Kitchen *11' 1" x 8' 4" (3.38m x 2.54m)*

The kitchen is to the rear of the property with a range of beech effect wall and base units, contrasting worktops and a built-in oven with a gas hob and access is provided to the rear garden.

### Bedroom 4 *9' 2" x 4' 11" (2.79m x 1.50m)*

Bedroom 4 is downstairs and overlooks the front of the property, with laminate flooring and a shelved alcove.

### Bedroom 3 *9' 2" x 10' 4" (2.79m x 3.15m)*

Bedroom 3 is a good sized double bedroom to the rear with laminate flooring and ample room for free-standing furniture.

### Family Bathroom *5' 6" x 8' 3" (1.68m x 2.51m)*

The family bathroom is fully tiled, with a white 3 piece suite, laminate flooring and an opaque window to the rear.

### Bedroom 2 *12' 0" x 11' 4" (3.65m x 3.45m)*

Bedroom 2 is a good size double bedroom with laminate flooring, a Velux window to the front and a further window overlooking the rear.



### Principal Bedroom *11' 3" x 10' 3" (3.43m x 3.12m)*

The principal bedroom overlooks the rear of the property with a Velux window to the front, laminate flooring and ample room for free-standing furniture.

### Heating & Glazing

The property benefits from partial double glazing and a gas central heating system.

### Gardens

The property benefits from a small private rear garden which is easily maintained with paving slabs.

### Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale. All services/appliances have not and will not be tested.

