

4, The Glebe,
Clackmannan, Clackmannanshire FK10 4JJ

FIXED PRICE £365,000

County Estates are delighted to present this fantastic detached chalet villa situated in a quiet, cul-de-sac to the market. This property has been extended and providing spacious family living accommodation over two levels with outstanding views to the rear.

The home features an entrance hallway, a spacious lounge which is open plan to the family sitting room, and a kitchen diner which both have fabulous open views over the Carse. The accommodation continues on the lower level to provide a double bedroom, wet room, utility/boot room. Upstairs you'll find three double bedrooms (principal with en-suite) an office/bedroom 5 and a stylish family bathroom. The property is surrounded by extensive, secluded gardens with a driveway and cellar.

Clackmannan is a small historical town with a variety of local amenities to suit everyday needs including a mobile Post Office, local shops and a primary school. Clackmannan is also close to the road and rail network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance
Entrance to the property is gained via a white upvc door leading to the entrance hallway.

Entrance Hallway

Entrance hallway has laminate flooring and a built-in storage cupboard, providing access to all lower accommodation and the staircase to the upper level.

Utility Room/Storage Room
12' 0" x 8' 8" (3.65m x 2.64m)
This versatile room is currently being utilised as an additional utility room with vinyl flooring, fantastic built-in storage, a window overlooking the side and a door giving access to the side of the property.

Lounge
18' 6" x 12' 8" (5.63m x 3.86m)
The spacious lounge has carpeted flooring and features a traditional log burning stove with sandstone fireplace and slate hearth and is open plan to the family sitting room.

Family Sitting Room
26' 10" x 10' 6" (8.17m x 3.19m)
The family sitting room has a large window overlooking the rear garden with breathtaking views over the Carse, laminate flooring and a contemporary log burning stove. Open plan to the kitchen/diner.

Kitchen/Diner
14' 7" x 12' 11" (4.44m x 3.93m)
The fully fitted kitchen/diner boasts a stylish range of light grey wall and base units complementary worktops, creating a sleek and functional space. It features a traditional Rayburn Aga stove (oil-fired) alongside a separate free-standing cooker, with a undercounter dishwasher and a free-standing fridge/freezer. The area is finished with a tiled splash back and laminate flooring that extends seamlessly into the dining space, which has a further rear-facing window with beautiful views and French doors that open onto the garden.

Downstairs Family Shower Room
8' 6" x 5' 11" (2.59m x 1.80m)
The family wet room which is partially tiled with a vanity sink unit, w.c and an electric shower with an opaque window to the front.

Bedroom four (downstairs)
11' 9" x 9' 2" (3.58m x 2.79m)
Bedroom four is located downstairs and overlooks the front of the property. Benefitting from carpeted flooring and a built-in double wardrobe with mirror sliding doors.













Utility Room
13' 1" x 7' 11" (3.98m x 2.41m)
The separate utility room has a good range of white wall and base units with a tiled splash back, built-in storage cupboard and undercounter washing machine, front facing window and a door leading to the front of the property. Access to bedroom six/office.

Bedroom Six/ Office (Downstairs)
12' 8" x 7' 11" (3.86m x 2.41m)
Bedroom six is located downstairs with a double-glazed window to the rear of the property and a built-in wardrobe. Access to this bedroom is gained via the utility room.

Upper Hallway

The open tread staircase provides access to the upper level accommodation and benefits from built-in storage.

Principal Bedroom (En-Suite (Upstairs)
12' 8" x 12' 2" (3.86m x 3.71m)
The generously sized principal bedroom overlooks the rear of the property and benefits from eave storage, a built-in triple mirrored wardrobe and an en-suite shower room. The en-suite shower room is fully tiled with a vanity sink unit, w.c, a shower enclosure with a thermostatic shower and Velux window.

Bedroom Five (Upstairs)
11' 3" x 7' 2" (3.43m x 2.18m)
The fifth bedroom has laminate flooring throughout with access to the loft and a velux window.

Bedroom Two (Upstairs)
16' 1" x 11' 8" (4.90m x 3.55m)
Bedroom 2 is a large double bedroom overlooking the rear with carpeted flooring, a built-in triple mirrored wardrobe and provides access to the family bathroom.

Family Bathroom (Upstairs)
9' 1" x 7' 10" (2.77m x 2.39m)
Stylish family bathroom is fully tiled with a vanity sink unit, w.c and a free-standing bath with a separate corner shower enclosure and a thermostatic shower. There is a

Velux window. The family bathroom can also be accessed via bedroom two.

Bedroom Three (Upstairs)

16' 2" x 8' 11" (4.92m x 2.72m)
Third double bedroom is to the side of the property, with carpeted flooring, eave storage and a further built-in double mirrored wardrobe.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout. Additionally, the property benefits from underfloor heating in the bathrooms upstairs.

Gardens & Parking

The front garden features a lawned area with decorative stone chips and paved pathways, surrounded by a variety of trees and shrubs. The expansive, south facing rear garden boasts a large lawned area, an assortment of plants and shrubs, a seating area, and a raised seating area with artificial grass, perfect for outdoor relaxation and entertainment. Additionally, the property benefits from a convenient paved driveway to the front and a useful cellar to the side.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles and light fittings. Rayburn Aga in the kitchen, fridge freezer, free-standing electric hob/oven, washing machine in the utility room









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