





## Description

**\*\*CLOSING DATE ON MONDAY 30TH MARCH AT 2PM\*\***

O'Malley Property are pleased to present to the market Craighleith View, Sauchie. A spacious, three bedroom mid terrace house, suitable for a range of different buyers.

Upon entering the property, you are welcomed with an entrance hallway with stair access to the upper level. The front facing lounge offers ample space for free standing furniture and features a modern, media wall. The conservatory is also accessible from this room. Furthermore, the kitchen boasts a range of wall and base mounted units, ample work top space and space for free standing appliances.

On the upper level, there is access to three well proportioned bedrooms, all of which provide ample space for free standing furniture. Completing the property is the family bathroom, which comprises of a modern three piece suite including a W.C, wash hand basin and bath with overhead shower.

Externally, the property enjoys on street parking to the front. The private rear garden is mainly laid with astroturf with a slabbed patio situated at the bottom of the garden.



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**“Spacious Property”**

## Location

Craigeith View is within a residential area to the west of the town of Tullibody, making it an ideal location for families. The property is conveniently located within walking distance of nearby bus stops, making it easy to access public transport for daily commutes or travel into the surrounding areas. Additionally, Banchory Primary School is also just a short 5 minute walk away from the property.

## Kitchen

13'6" x 8'7"

## Lounge

18'8" x 10'5"

## Conservatory

9'9" x 9'9"

## Master Bedroom

10'5" x 8'10"

## Bedroom 2

10'5" x 9'5"

## Bedroom 3

10'3" x 6'5"

## Bathroom

5'4" x 5'5"

## Home Report

The home report is available upon request. Contact our team today.

## Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

## Misdescription Act

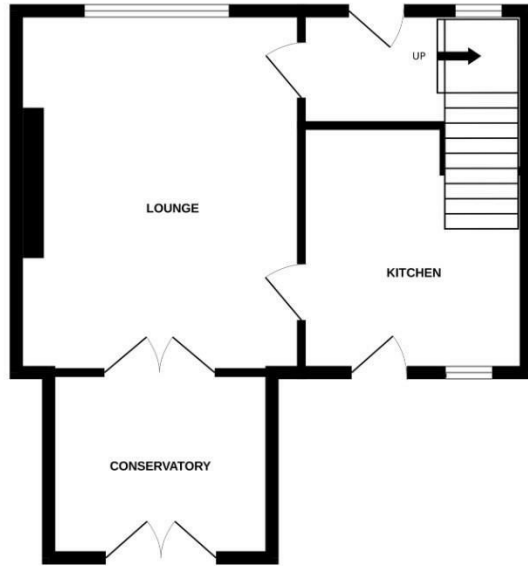
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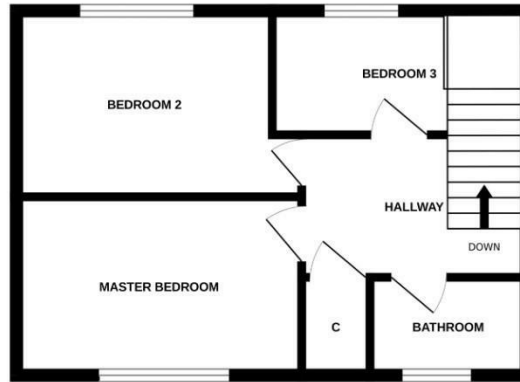
**Offers Over £130,000**

**Viewing 9am - 9pm 7 days a week**

GROUND FLOOR



1ST FLOOR



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