

15 Roanhead Terrace

KINCARDINE, ALLOA, CLACKMANNANSHIRE, FK10 4RW



*Excellent first-time buyer purchase
or buy-to-let investment*



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Welcome to this bright and spacious two-bedroom lower flat villa, nestled in the heart of Kincardine.

THE LOUNGE



Enter through the side door into a welcoming inner hallway, which provides access to all rooms. At the front, the large lounge is filled with natural light from a wide window, creating a warm and inviting atmosphere.

THE KITCHEN



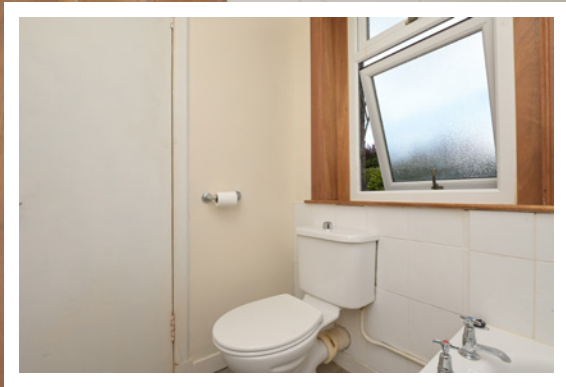
The kitchen is generously sized, with a range of wall and floor units providing ample storage.





There are two large double bedrooms, with the master featuring built-in storage, and a three-piece bathroom, partially tiled, with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

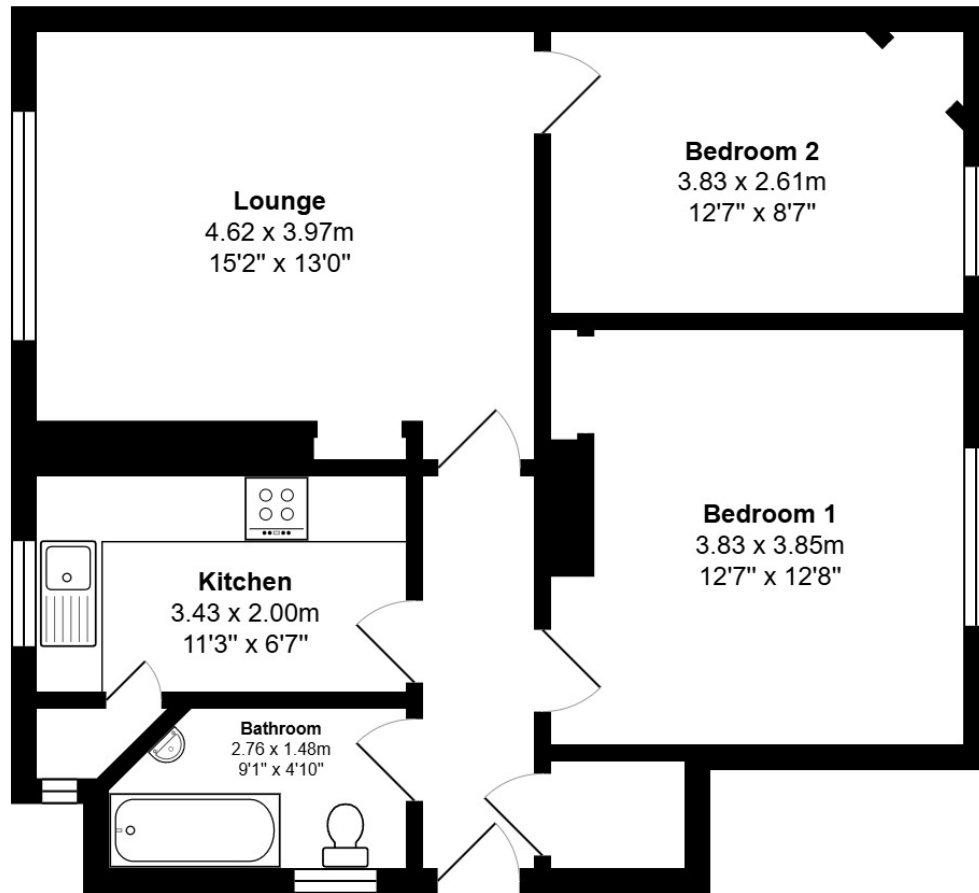


This property is an ideal opportunity for first-time buyers or buy-to-let investors. Outside, the fully enclosed rear garden provides a safe, child-friendly space, complemented by both front and side gardens. On-street parking is available in front. Viewing is highly recommended to appreciate all this home has to offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | 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 wide choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels is also available, 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 significantly reduced traffic congestion since it was opened and provides easy and quick access onto the motorway network.




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