



FREEHOLD

House - Detached

12 OAK TREE GARDENS, SAUCHIE, ALLOA, FK10 3FH

Offers over

£255,000

FEATURES

- Fantastic Family Friendly detached Home in Modern Development
- Large Private Rear Garden with Decking
- Modern Throughout
- Three Double Bedrooms with Master En-Suite
- Integrated Kitchen Appliances
- Great for Families



3 Bedroom House - Detached located in Alloa

Welcome to this charming three-bedroom detached house located in the peaceful and family-friendly neighbourhood of Oak Tree Gardens, Sauchie, Alloa. Built between 2010 and 2019, this modern property offers a comfortable living space of 1,066 square feet, perfect for families or those seeking a tranquil lifestyle.

As you enter, you will be greeted by an inviting open-plan kitchen and living room, designed to create a warm and welcoming atmosphere. The kitchen is well-equipped and flows seamlessly into the living area, making it ideal for entertaining guests or enjoying family time. A separate utility cupboard adds convenience, ensuring that your living space remains tidy and organised.

The main bedroom boasts the luxury of an ensuite bathroom, providing a private retreat for relaxation. Additionally, there is a well-appointed WC located downstairs for guests, while the large main bathroom upstairs caters to the needs of the other two bedrooms.

Outside, the property features a private rear garden, perfect for enjoying the outdoors. The expansive decking area is ideal for summer barbecues or simply soaking up the sun. For added practicality, the garden also includes two sheds for storage, an outdoor tap, and an electric vehicle charger, catering to modern living needs.



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band
E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive	2002/91/EC

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