



59, Deerpark, Sauchie
, Clackmannanshire FK10 3LL

Offers Over £153,000

County Estates are delighted to introduce to the market this three bedroom semi-detached house located in a popular residential area of Sauchie.

This property comprises of an entrance vestibule, leading to the entrance hallway, which provides access to the bright open plan living/dining area, fully fitted kitchen, and the family bathroom. All three bedrooms can be located on the upper level along with an en-suite shower room in the principal bedroom. The property further benefits from an extensive rear garden.

Sauchie offers a variety of local amenities for everyday needs, including a Post Office, shops, nearby supermarkets, nurseries, schools and leisure facilities. Its proximity to road and rail networks facilitates convenient travel to Stirling, Edinburgh, Glasgow, and Perth.

Entrance

Entrance is via a wood-effect UPVC door with partial frosted glazing.

Entrance Vestibule

The entrance vestibule is tiled throughout and provides access to a large cupboard housing the electrics.

Entrance Hallway

The entrance hallway is carpeted throughout and provides access to the bright open-plan living/dining area, fitted kitchen, and the family bathroom.

Living/Dining Room

20' 6" x 12' 0" (6.26m x 3.67m)

The bright and spacious open plan living / dining area has hardwood flooring throughout, with a large window overlooking the front of the property and another overlooking the rear, filling the room with natural light. With several feature alcoves, adding to the character of the room and space for free standing furniture, this living space is inviting.

Kitchen

14' 4" x 6' 11" (4.38m x 2.12m)

The kitchen has high gloss tiled flooring throughout with a window offering views of the back garden. The kitchen is fitted with white, high gloss wall and base units with contrasting, speckled worktops and splash back. The kitchen benefits from a convenient breakfast bar and integrated electric hob, washing machine, dishwasher, fridge / freezer. It further benefits from a built in electric oven, microwave and extractor fan. Access to the boiler, a small built-in storage cupboard and the back door leading to the garden can also be accessed here.

Family Bathroom

8' 0" x 6' 5" (2.44m x 1.95m)

The bathroom is tiled throughout with a 3 piece suite featuring a corner bath with an over head, mains shower, chrome heated towel rail and an opaque window overlooking the side of the property.

Upper Hallway

The upper hallway is fully carpeted with a built-in storage cupboard and access to the loft area. Leading to the three bedrooms.





Principle Bedroom

11' 10" x 9' 5" (3.60m x 2.87m)

The principal bedroom has wood effect laminate flooring throughout with a back facing window to brighten the space. The principle bedroom also benefits from over bed storage units and access to the en suite shower room.

En-suite

7' 4" x 6' 10" (2.24m x 2.09m)

The en suite shower room has a corner shower, WC and wash hand basin built into a vanity unit, and a heated tower rail. The opaque window is side facing.

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.03m)

Bedroom two has a black laminate, tiled floor with the window facing to the rear of the property. This bedroom also benefits from wall-to-wall, sliding mirrored wardrobes with hanging rails and shelves. There is also room for free standing furniture.

Bedroom Three

11' 7" x 9' 11" (3.54m x 3.03m)

This bedroom has a laminate flooring throughout with a front facing window. A square turning storage unit is fitted in this bedroom. The room is currently being used as a second living area, however can be easily used as a third bedroom.



Gardens/Parking

The property benefits from steps and paving stone pathway leading to the front door of the property passing a patio area, grass area, stoned garden area with mature bushes / shrubbery. The side garden area is a good sized patio area, leading to a generous back garden that is enclosed and private. The garden areas are perfect for social gatherings or a quiet, relaxing retreat for "down time". Parking is on street.

Heating & Glazing

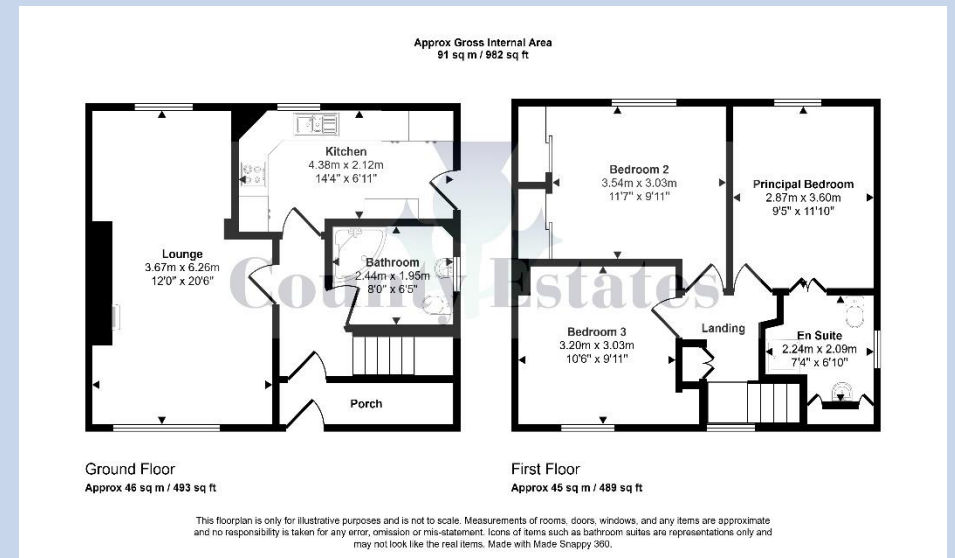
This property benefits from gas central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, and light and light fittings. Also included are the integrated washing machine, dish washer, fridge / freezer, along with the built-in electric oven, hob, microwave, extractor fan and breakfast bar with 2 stools. Included in the garden is the shed and greenhouse.

Home Report

To view this home report please email us on:
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