



**SEMI-DETACHED BUNGALOW**

**FITTED MODERN KITCHEN**

**FAMILY SHOWER ROOM**

**GAS CENTRAL HEATING & DOUBLE GLAZING**

**BRIGHT LIVING ROOM**

**DOUBLE BEDROOM**

**FULLY ENCLOSED LARGE REAR GARDEN**



**5 Roundelwood**  
Sauchie, FK10 3DG

**Offers Over £114,000**

## Entrance

Entrance to the property is gained via a wood effect upvc door, leading to the inner hallway.

## Inner Hallway

8' 6" x 3' 7" (2.59m x 1.09m)

The welcoming inner hallway is fully carpeted throughout and benefits from having a built-in cupboard, fitted with hanging rails and shelving, this cupboard also provides access to the electrics.

## Living Room

13' 8" x 10' 7" (4.16m x 3.22m)

The bright living room is fully carpeted throughout and features a window overlooking the front of the property. The living room further features a built in cupboard that houses the boiler.

## Fitted Kitchen

10' 5" x 9' 7" (3.17m x 2.92m)

The kitchen is fully fitted with modern, cream wall and base units and contrasting worktops along with a built in electric oven and induction hob. The kitchen benefits from having tiled flooring throughout and a window offering views of the rear garden. Integrated in the kitchen is the washing machine and the fridge freezer. The kitchen has space for free-standing dining furniture and provides easy access to the rear garden via a wood effect upvc door.

## Principal Bedroom

9' 3" x 11' 5" (2.82m x 3.48m)

The principal bedroom is fully carpeted throughout and has a window overlooking the rear of the property, brightening the room. The bedroom benefits from having wall-to-wall built in mirrored wardrobes along with a separate built-in cupboard providing access to the loft.

## Family Shower Room

6' 7" x 6' 5" (2.01m x 1.95m)

The family Shower room is fully tiled throughout with an opaque window overlooking the front of the property. The family shower room is fitted with a corner gas shower, a W.C and a vanity sink unit with a small cupboard.

## Gardens & Parking

The property benefits from a fully enclosed, low maintenance private rear garden comprising of stone chip areas and a paved area perfect for seating, with a paved path leading towards the back of the garden. The rear garden also benefits from having a wooden shed. Access to the rear garden can be gained from the back door in the kitchen or via the paved path at the side of the property. On street parking available

## Heating & Glazing

The property benefits from having gas central heating and double glazing throughout.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles. Included from the kitchen is the built in electric oven and induction hob, integrated washing machine and fridge freezer. Also included is the wooden garden shed

## Home Report

To view this Home Report please email us on – [admin@county-estates.net](mailto:admin@county-estates.net)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, representations of goods, buildings, contents and fixtures are for information only and no responsibility is taken for any errors, omissions or inaccuracies. The plan is for information purposes only and will be subject to any applicable regulations. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or the quality of the goods.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.