



7, Gannel Hill View,
Fishcross, Clackmannanshire FK10 3GN

OFFERS OVER £348,000

County Estates welcome to the market this beautifully presented walk-in condition four bedroom detached bungalow within the prestige Gannel Hill View development in Fishcross.

The property comprises: a welcoming entrance hallway, a beautiful bright and spacious lounge, a modern open-plan kitchen/diner with utility room and W.C. There are a further four generous-sized bedrooms (principal bedroom with en-suite) and a stylish family bathroom. The property is situated in a quiet area surrounded by stunning gardens and a detached garage (with a floored loft and a Ramsay ladder) that would accommodate two vehicles and a driveway.

Fishcross is a small semi-rural village within close proximity to the road network providing easy access throughout the Central Belt. Local amenities include a local primary school and Alloa Golf Course is close by. A wide range of recreational and retail facilities can be sought within the neighbouring towns and villages.

Entrance

Access to the property is via a dark grey composite door with glazed panels and coordinating side panels.

Entrance Hallway

The inviting entrance hallway features elegant hardwood flooring, a built-in storage cupboard that houses the recently fitted boiler and a further storage cupboard that houses the electrics, providing seamless access to all areas of the accommodation.

Lounge

12' 10" x 15' 11" (3.91m x 4.85m)

The bright and spacious lounge with views of the front garden through a large window and two elegant doors, provides the space with lots of natural light. A wall-mounted gas fire serves as a focal point, complemented by carpeted flooring and a full height ceiling that enhances the room's sense of openness.

Kitchen/Diner

19' 3" x 10' 1" (5.86m x 3.07m)

The stylish kitchen/dining area features an extensive range of cream wall and base units complemented by sleek worktops and a convenient breakfast bar. Integrated appliances include an electric oven, gas hob, dishwasher, and fridge/freezer, combining functionality with style. Two windows overlook the side and rear gardens, while elegant French doors provide seamless access to the outdoor space. The spacious dining area offers ample room for a table and chairs, with direct access to the utility room, making it perfect for family gatherings and entertaining.

Utility Room

The utility room features further storage units with a tumble dryer and a washing machine, a window to the side and a door leading to the garden, access is provided to the W.C.

W.C

The W.C has a wash hand basin and a toilet with an opaque window to the side.

Principal Bedroom





10' 6" x 9' 9" (3.20m x 2.97m)

The principal bedroom is a good size double bedroom with carpeted flooring and a fitted wardrobe, a large window overlooks the front of the property and features an en-suite shower room.

En-suite

The en-suite shower room is partially tiled with a tiled floor, and has a shower enclosure with an electric shower, a toilet and a wash hand basin.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

The second double bedroom overlooks the rear garden with carpeted flooring and benefitting from a built-in double wardrobe.

Bedroom Three

10' 5" x 10' 10" (3.17m x 3.30m)

The third double bedroom overlooks the side of the property with carpeted flooring and a fitted wardrobe.

Bedroom Four

14' 10" x 10' 11" (4.52m x 3.32m)

The fourth double bedroom has carpeted flooring and overlooks the front of the property.

Family Bathroom

4' 1" x 10' 11" (1.24m x 3.32m)

The modern family bathroom features a wash hand basin, w.c, a bath and a separate shower enclosure. Partially tiled with a tiled floor and a small opaque window and chrome heated towel rail.

Heating & Glazing

The property benefits from a gas central heating system with a recently fitted boiler and is fully double glazed throughout.

Gardens

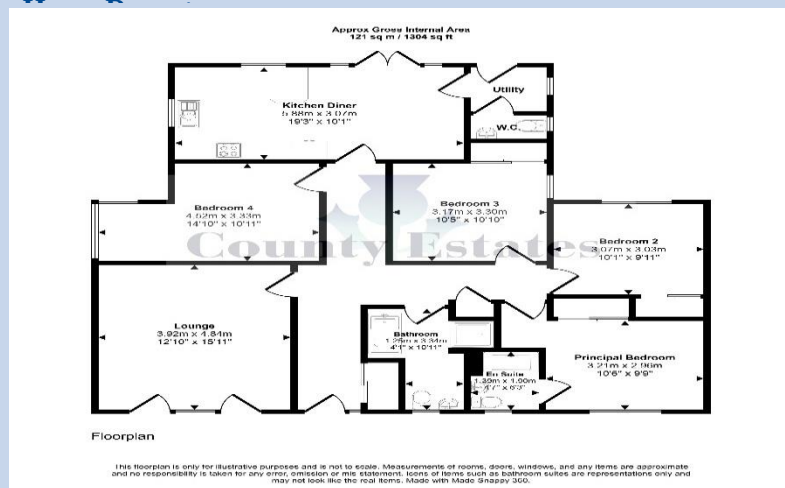
The property features a private front garden predominantly laid to lawn, complemented by a paved pathway leading to the inviting front entrance. The secluded rear garden is low-maintenance, with paved seating areas adorned with plants and shrubs, and a raised timber deck perfect for entertaining. An archway with a gate provides convenient side access, while an outdoor storage unit offers practical storage solutions.

Driveway & Garage

The property benefits from a mono blocked driveway to the side providing access to the double garage with power, lighting and a Ramsay ladder to a floored loft area, giving additional storage.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, and curtain poles. Integrated oven and hob, fridge/freezer and dishwasher and the washing machine and tumble dryer in the utility room. Also the outdoor storage unit in the rear garden.



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net