



107, Rosebank, Sauchie
Clackmannanshire FK10 3NR

Fixed £134,995

County Estates is delighted to introduce to the market this immaculately presented modern, semi-detached house situated in the popular residential area of Rosebank.

This property comprises of a welcoming modern entrance hallway, a beautifully presented open plan kitchen/living/dining area. On the upper level, there is two spacious double bedrooms and a sleek modern family bathroom. The property further benefits from a well-presented front and rear garden, and also a single driveway.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. There are a wide variety of Educational facilities such as nurseries, primary schools, and being in the catchment area for Craigbank primary. The county college is also within easy reach. Sauchie also boasts many recreational facilities including Schawpark golf club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail network providing easy access throughout the Central belt and onto the larger cities of Edinburgh, Glasgow and Perth.

Entrance

Access to the property is gained via a white UPVC door with opaque glazing panels and an opaque side window.

Entrance Hallway

The entrance hallway is modern and welcoming and tiled throughout. It provides access to the living room/breakfasting kitchen/dining area, and stairs leading to the upper level. Under the stairs, there is also a storage cupboard housing the electrics.

L - Shaped open plan Living Room / Kitchen /Dining Area

The property features a bright and contemporary open-plan L-shaped living room, kitchen, and dining area designed for modern living. The main living area offers a comfortable, versatile layout for seating and media, enhanced by patio doors leading to the rear garden, which draw in natural light throughout the day. The sleek fitted kitchen features clean-lined cabinetry, quality integrated appliances, ample worktop space, with the induction hob being centred within the kitchen island—ideal for everyday meals and entertaining. The L-shaped configuration naturally provides the social and culinary spaces while maintaining an easy flow, with a comfortable area for family dining and direct sightlines for hosting. The kitchen further benefits from a free-standing fridge freezer and an integrated dishwasher.

Finished in neutral tones with wood-style flooring and modern lighting for a calm, cohesive feel, this space provides a stylish, functional heart to the home.

Master Bedroom

The stylish decorated Master Bedroom has a front-facing window with a built-in storage cupboard housing the boiler and ample room for free-standing furniture.

Bedroom Two

The Second bedroom is to the rear of the property with a double mirrored wardrobe and room for free-standing furniture.

Family Shower Room

The modern, Pristine Family Shower Room is completely tiled throughout and comprises of a WC, a wash hand basin with a stylish vanity unit, a chrome heated radiator, and a rear-facing opaque window.

Heating & Glazing

The property is fully double-glazed throughout and has a gas central heating system with underfloor heating.

Gardens and Parking





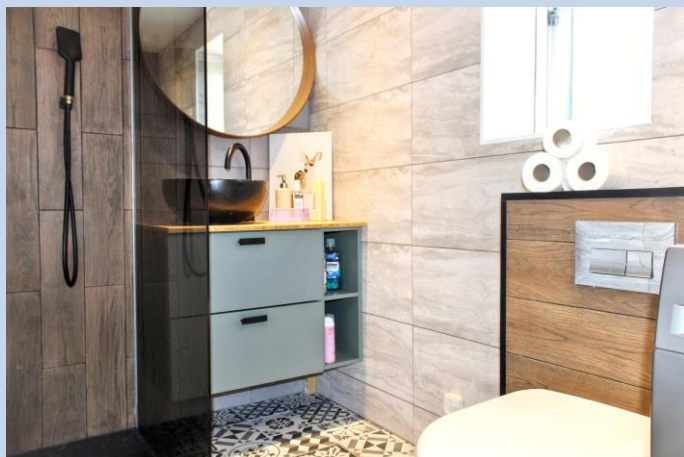
The property benefits from a private front garden, mainly laid to lawn with a pathway and steps leading to the front door entrance. Astroturf and border areas to the side of the property provide access to the rear garden. Furthermore the property has a fully enclosed rear garden with a section of lawn and a paved seating area with raised plant beds and a log storage shed. Private parking in drive way for one car.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, light fittings, blinds, curtains and curtain poles. From the kitchen, the free-standing American fridge/freezer, the dishwasher and induction hob and oven. In the garden, the wood log shed is included. The wardrobes in both bedrooms are also included, along with the stylish dressing table and the mirror in the principal bedroom.

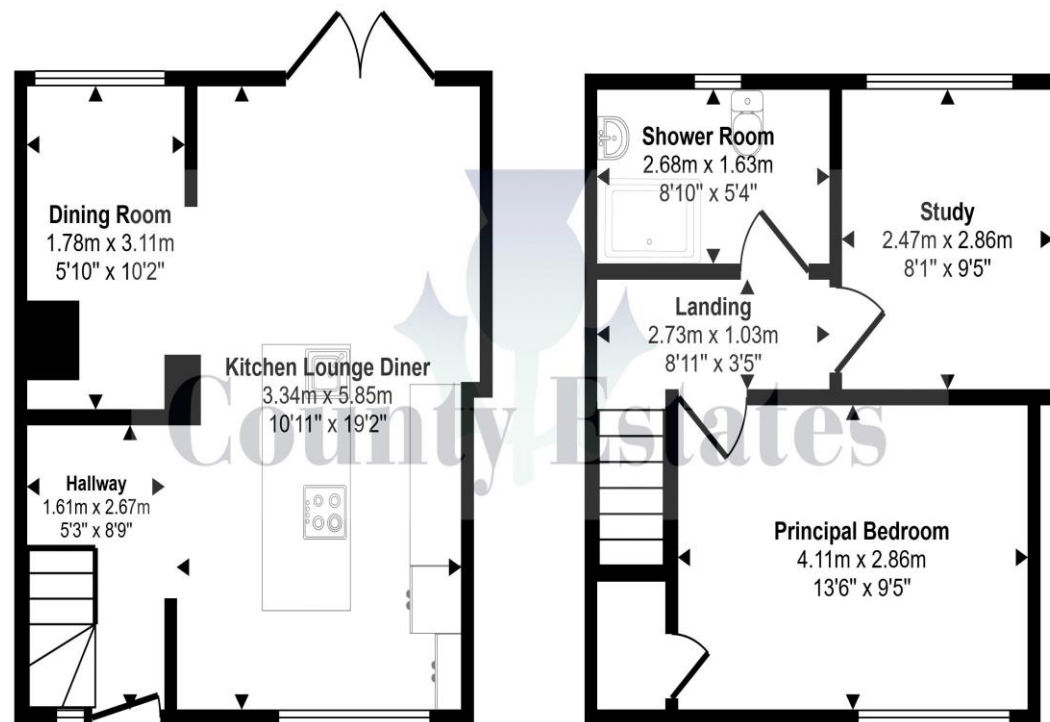
Home Report

To view this home report, please email us on: admin@county-estates.net





Approx Gross Internal Area
61 sq m / 652 sq ft



Ground Floor

Approx 30 sq m / 327 sq ft

First Floor

Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

County Estates (Scotland) Ltd Office
Tel: 01259 219800

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