



11, Windyhill Avenue,
Kincardine, Clackmannanshire FK10 4QN

Offers Over £254,000

County Estates are pleased to present to the market this spacious semi-detached villa situated in a popular residential location in the village of Kincardine.

This ideal family home comprises of: A welcoming entrance hallway, a bright and spacious lounge, a dining kitchen, conservatory, dining room/fifth bedroom, downstairs bedroom and a shower room. On the upper level there are a further three bedrooms and a family bathroom. The property benefits from private, well maintained gardens to the front and rear with a driveway and garage.

Kincardine is a former fishing village set on the banks of the River Forth. Located between the towns of Alloa and Dunfermline, the village offers plenty of local amenities for everyday needs including a Post Office, supermarket, a variety of eateries and local shops, library and local primary school. Kincardine is close to the road network providing easy access throughout Fife and Clackmannanshire with the Clackmannanshire and Kincardine Bridges providing access across the River Forth to Falkirk and onto the motorway network for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white UPVC door with opaque glazed panels and a co-ordinated side panel.

Entrance Hallway

The welcoming entrance hallway has carpeted flooring and benefits from a small under stair storage cupboard which houses the electrics and a further storage cupboard with shelving.

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

The bright and spacious lounge has a large window overlooking the front of the property and a feature gas fire with a cream, stone surround and hearth.

Dining Kitchen

14' 1" x 10' 10" (4.29m x 3.30m)

The dining kitchen has a good range of modern, grey wall and base units with complimentary worktops and a built-in double oven with a gas hob. There is an American style fridge/freezer and space for a washing machine and a dishwasher. There is a large window to the side, laminate flooring and French doors provide access to the conservatory.

Conservatory

10' 6" x 11' 1" (3.20m x 3.38m)

The conservatory is to the rear of the property with laminate flooring and French doors that provide access to the rear garden.

Dining Room/Bedroom 5

7' 11" x 10' 2" (2.41m x 3.10m)

The dining room is to the rear of the property with a door leading to the rear garden. This room could easily be used as a further bedroom if required.

Bedroom 4

8' 9" x 11' 1" (2.66m x 3.38m)

Bedroom 4 is located downstairs and overlooks the front with ample room for free-standing furniture.

Shower Room (Downstairs)

6' 7" x 5' 5" (2.01m x 1.65m)

The downstairs shower room is fully tiled with a vanity sink unit, w.c and a corner shower enclosure, an opaque window to the rear and chrome accessories.

Principal Bedroom

9' 9" x 15' 8" (2.97m x 4.77m)

The principal bedroom is a good size double bedroom with two windows overlooking the front and the side of the property and a small storage cupboard.





Bedroom 2

8' 11" x 14' 2" (2.72m x 4.31m)

The second double bedroom is to the rear of the property and has ample room for free-standing furniture.

Bedroom 3

9' 6" x 10' 2" (2.89m x 3.10m)

Third double bedroom overlooks the front and has ample room for free-standing furniture.

Family Bathroom

9' 5" x 5' 4" (2.87m x 1.62m)

The family bathroom is fully tiled and has a white vanity sink unit, w.c and a bath with an overhead shower. There is an opaque window to the rear, vinyl flooring and chrome accessories. The bathroom has a storage cupboard which houses the boiler and provides access to further eave storage.

Heating & Glazing

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

Gardens

The private front garden has an area laid to lawn with mature plants and shrubs and a paved pathway to the front door entrance. The fully enclosed rear garden has been well maintained with a mix of paved and timber decked seating areas with mature plants and shrubs and a wooden garden shed.

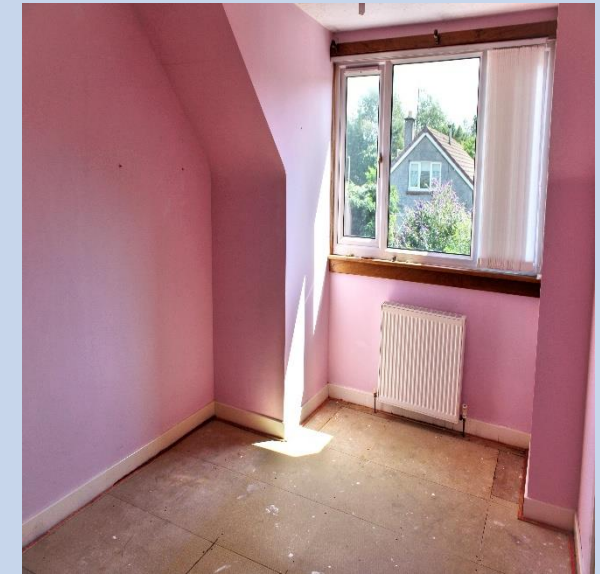
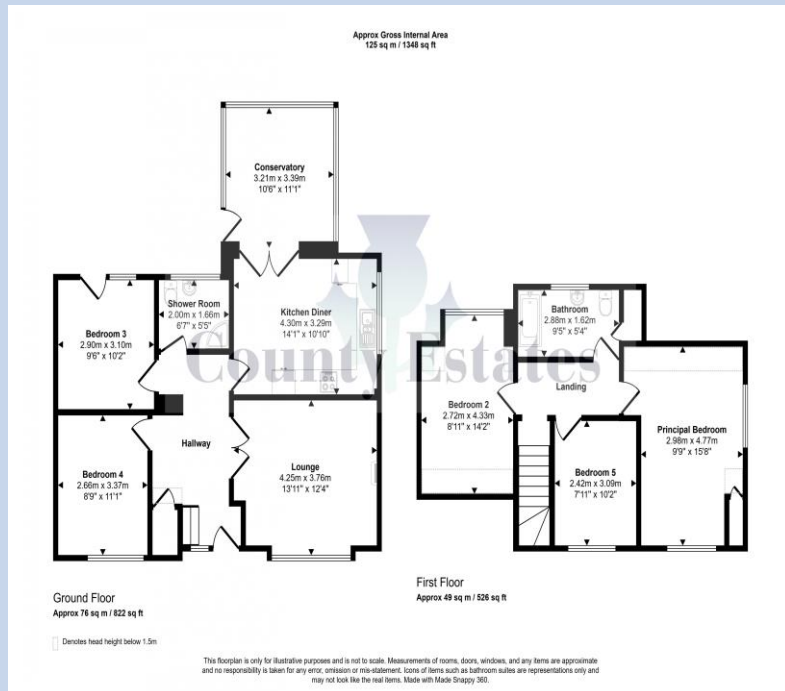
Driveway & Garage

There is a paved and chipped driveway to the side of the property providing off-street parking for approx. 3 vehicles and leads to the garage.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. The built-in double oven, the gas hob and the American style fridge/freezer in the kitchen. The wooden shed 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