

FREEHOLD



GOLDEN TREE ESTATES
PROPERTY SALES & LETTINGS

House - Detached

12 OAK TREE GARDENS, SAUCHIE, ALLOA, FK10 3FH

Offers over

£255,000

FEATURES

- Fantastic Family Friendly detached Home in Modern Development
- Large Private Rear Garden with Decking
- Modern Throughout
- Three Double Bedrooms with Master En-Suite
- Integrated Kitchen Appliances
- Great for Families



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3 Bedroom House - Detached located in Alloa

Welcome to this charming three-bedroom detached home located in the desirable Oak Tree Gardens, Sauchie, Alloa. Built between 2010 and 2019, this modern property offers a spacious 1,066 square feet of living space, making it an ideal choice for families seeking comfort and convenience.

As you enter, you are greeted by a bright and airy reception room, perfect for relaxing or entertaining guests. The main bedroom boasts an ensuite bathroom and features a magnificent floor-to-ceiling window, allowing an abundance of natural light to fill the space. The two additional double bedrooms provide ample room for family or guests, ensuring everyone has their own comfortable retreat.

The heart of the home is the contemporary kitchen, which comes equipped with integrated modern appliances, making meal preparation a delight. The stylish bathrooms are designed with modern fixtures, adding to the overall appeal of the property.

Step outside to discover a generously sized rear garden, complete with private decking that serves as a perfect suntrap for those warm summer days. This outdoor space is ideal for family

Call us on

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Council Tax Band

E



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

