



16, Broomknowe Drive,
Kincardine, Clackmannanshire FK10 4QL

Offers Over £310,000

County Estates are delighted to introduce this beautifully presented, extended detached villa, situated in a popular residential area of Kincardine. Presented in walk-in condition, this ideal family home offers a welcoming entrance hallway, a bright and spacious lounge with open-plan dining area, and a fitted kitchen with an adjoining sunroom. A utility room and downstairs cloakroom complete the ground floor. Upstairs, there are three generously sized double bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. Outside, the property enjoys a private front garden and an extensive rear garden, as well as an extensive driveway and single garage. This property also benefits from landscaped gardens, log cabin, summerhouse and a hot tub. 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 white UPVC sliding patio doors, leading to the entrance vestibule.

Entrance Vestibule

The entrance vestibule has carpeted flooring and a white UPVC door with a decorative glazed panel, providing access to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway features laminate flooring, a built-in storage cupboard and a large opaque-glazed window to the front, allowing natural light to brighten the space. The hallway provides access to the lounge, kitchen and downstairs WC.

Cloakroom

5' 4" x 5' 2" (1.62m x 1.57m)

The downstairs cloakroom has a wash hand basin and WC with an opaque window to the side and vinyl flooring.

Lounge

17' 9" x 12' 8" (5.40m x 3.87m)

The bright and spacious lounge overlooks the front of the property and features laminate flooring and an attractive gas fire. Sliding doors connect the lounge to the dining room, creating a versatile open-plan living space.

Dining Room

13' 0" x 9' 11" (3.96m x 3.02m)

The dining room features laminate flooring and a large window overlooking the rear garden. Access is provided to the kitchen.

Fitted Kitchen

20' 9" x 10' 3" (6.32m x 3.12m)

The fitted kitchen offers a generous range of driftwood effect units, complemented by coordinating worktops. Integrated appliances include a double oven, microwave, ceramic induction hob, fridge-freezer and dishwasher. A side-facing window brings in natural light, while laminate flooring provides a practical finish. Open plan to the family sitting area, the kitchen creates an ideal space for everyday living and entertaining.





Sun Room

The Sun room area enjoys a large window overlooking the rear garden, while French doors provide convenient access outside to a covered porch area. The area also leads to the utility room.

Utility Room

9' 11" x 5' 0" (3.02m x 1.53m)

The utility room provides further storage units with a window to the side, laminate flooring and has space for a washing machine and a tumble dryer with a door leading to the side of the property.

Upper Hallway

The carpeted upper hallway has a window to the side and benefits from built-in storage and loft access.

Principal Bedroom

13' 6" x 11' 1" (4.11m x 3.37m)

The principal bedroom is a generous sized double bedroom which overlooks the rear of the property, with carpeted flooring and benefiting from an en-suite shower room.

Bedroom 2

13' 2" x 10' 1" (4.02m x 3.07m)

Bedroom 2 is the second double bedroom to the front and has carpeted flooring and a built-in storage cupboard.

Bedroom 3

10' 2" x 10' 1" (3.09m x 3.07m)

Third double bedroom overlooking the front with carpeted flooring, a built-in storage cupboard and has ample room for free-standing furniture.

Family Bathroom

7' 10" x 7' 0" (2.40m x 2.13m)

The modern family bathroom features a vanity sink unit, W.C and a bath with an overhead rainfall shower. There is an opaque window to the rear, stylish tiled walls and vinyl flooring.



Heating & Glazing

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

Gardens

The front garden is mainly laid to lawn, with attractive planted borders. The extensive rear garden has been beautifully maintained and features areas of lawn, mature plants and shrubs, stone-chip pathways, a covered porch area and artificial grass. A hot tub, summerhouse and log cabin complete this impressive outdoor space.

Driveway & Garage

There is a large mono blocked driveway to the front of the property providing off-street parking for approx. 2/3 vehicles and leads to the single garage.

Included Extras

Included in the sale of the property are all fixtures and fittings, various light fittings, carpets and floor coverings, blinds. The built-in double oven, microwave and ceramic hob and the integrated appliances including the fridge/freezer and the dishwasher. Also included is the summerhouse, log cabin and the hot tub in the rear garden (hot tub sold as seen). The property also benefits from solar panels and an EVC Point to the side of the property.

Negotiable Extras

The negotiable extras are: The double wardrobes in the principal bedroom and bedroom 2.

Home Report

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

