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GOWANBANK, 27 MERCER STREET *KINCARDINE, FK10 4NL*




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Gowanbank, 27 Mercer Street

Nestled in the heart of the historic coastal town of Kincardine, No. 27 Mercer Street presents a magnificent detached residence that beautifully marries traditional charm with modern living. This impressive three-storey home, built in 1805, spans an expansive 5,113 square feet and offers a unique opportunity for those seeking a bespoke family abode of true distinction.

The main house features four spacious bedrooms, complemented by two large reception rooms that provide ample space for both relaxation and entertaining. The large kitchen/breakfast room is perfect for family gatherings, while the additional study, which can also serve as a seventh bedroom, offers flexibility to suit your needs. With two well-appointed traditional style bathrooms, this home is designed to accommodate a growing family comfortably.

Adding to the property's appeal is a self-contained two-bedroom granny flat, ideal for guests or extended family, enhancing the versatility of the accommodation.

Outside, the property boasts a private driveway with parking for numerous vehicles, ensuring ease of access. The well-established garden offers a high degree of privacy, creating a serene outdoor retreat for relaxation and enjoyment.

Homes of this calibre are a rare find in the market, and early viewing is highly recommended to fully appreciate the unique charm and elegance this property has to offer.

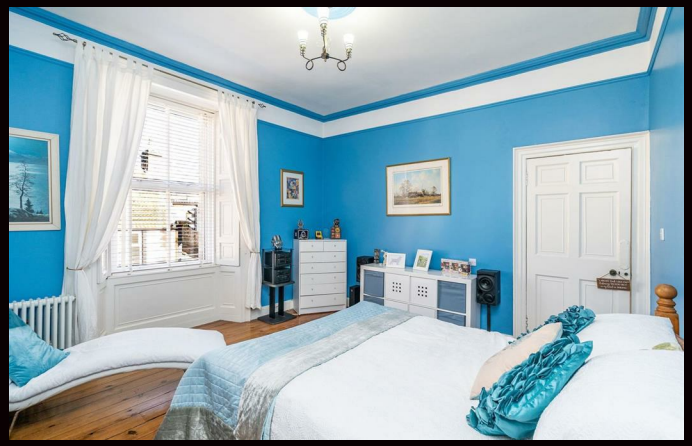
Offers Over £465,000





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DESCRIPTION

As you step inside, you will be greeted by a wealth of original features including feature fireplaces, elegant cornice work and high ceilings that exude character and charm at every turn, while modern amenities ensure comfort and convenience for contemporary lifestyles. The inviting wood-burning stove in the main lounge and fireplace in the dining room adds a touch of warmth and charm, making the living space perfect for family gatherings or quiet evenings in.

The main house on the first and second floors, features four generously sized bedrooms, complemented by two inviting reception rooms, including a spacious kitchen/breakfast room, two well-appointed refitted bathrooms and a versatile study that can serve as a seventh bedroom.

The residence includes a self-contained two-bedroom granny flat on the ground floor that boasts a spacious lounge, fitted kitchen/breakfast room, 2 generous double bedrooms and large modern shower room, ideal for guests or extended family, enhancing the versatility of the accommodation.

With gas heating and double glazing, it combines comfort with practicality, making it an ideal choice for modern living.

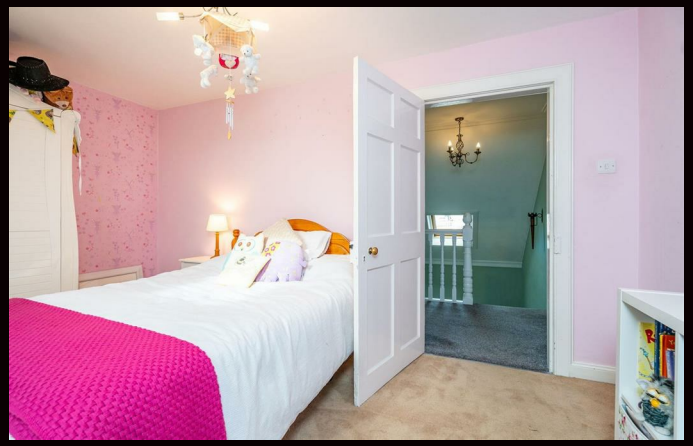
Whether you are looking for a family home with a self contained Ground Floor Flat with AirBnB potential, granny-annexe, work-from-home space or simply a distinguished residence, this property on Mercer Street is sure to impress.

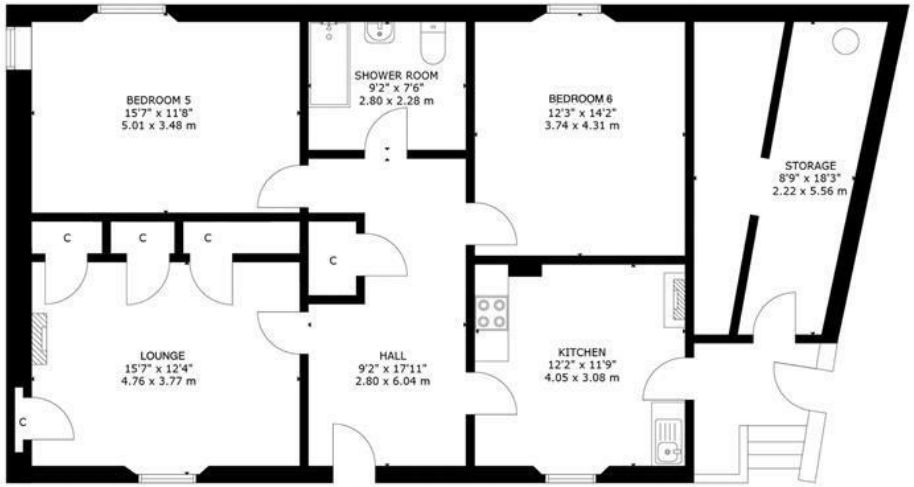
Early viewing is strongly recommended to fully appreciate the charm and character, spacious flexible accommodation, stunning location and wonderful gardens offered with this outstanding family home.

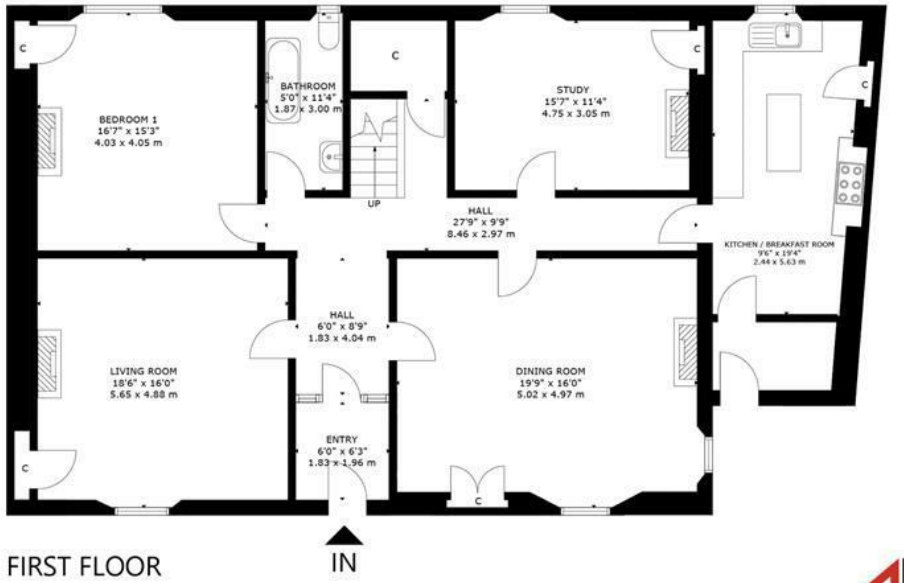


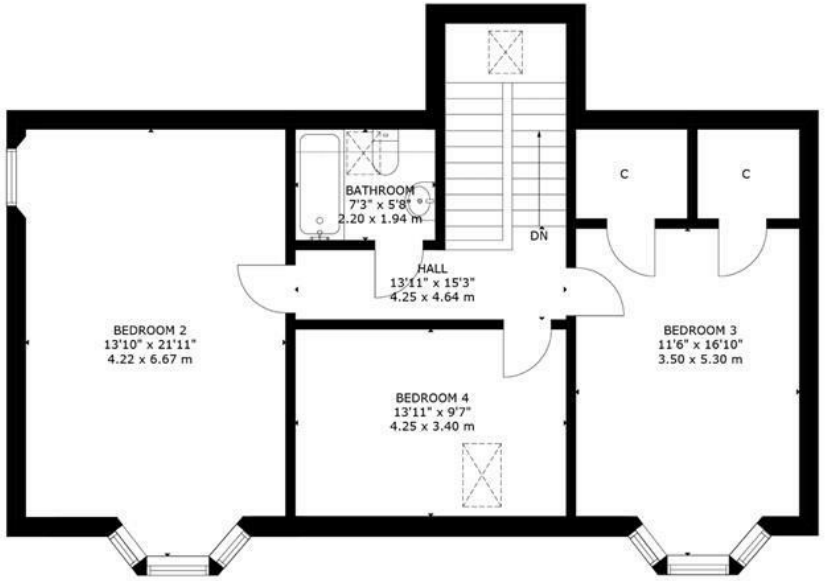












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27 MERCER STREET, KINCARDINE, ALLOA, FK10 4NL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,208 SQ FT / 298 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LOCATION

The charming village of Kincardine is located on the banks of the Firth of Forth and benefits from a range of local shops, cafes, restaurants, health centre, primary school and local golf course. Alongside excellent local amenities, there is the nearby Devilla Forest and the scenic starting point of the popular Fife Coastal Path.

Located between the town of Alloa and City of Dunfermline the nearby road and motorway network provides easy access and commuting North and South to Edinburgh, Glasgow, Stirling and Fife. The former fishing village is of historic interest with architecture dating as far back as the 17th century.

KEY FEATURES

- Charming 3-Storey 19th Century Family Home
- Self-Contained Granny Flat
- Sought-After Village Setting
- 3 Public, 6 Bedrooms & Study
- 2 Good-Sized Kitchen/Breakfast Rooms
- 3 Bathrooms
- Gas Heating & Double Glazing
- Picturesque Mature Walled South-Facing Gardens
- Ample Parking

GARDENS & PARKING

The well-established gardens will delight all who view offering a tranquil outdoor retreat and providing a high degree of privacy for relaxation and enjoyment. This serene space is perfect for unwinding after a long day or hosting summer gatherings. The property is further enhanced by a private driveway that leads to ample parking facilities, ensuring ease of access for residents and visitors alike.

This wonderful, mature 'hidden' rear garden has a stone-walled surround offering a high degree of privacy in a sunny position with lawn, seating areas, mature trees, raised decked area and planted borders giving colour through the year.

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances and garden shed are included in the purchase price.

ARRANGE A VIEWING

Viewing by appointment. Call your local Professional Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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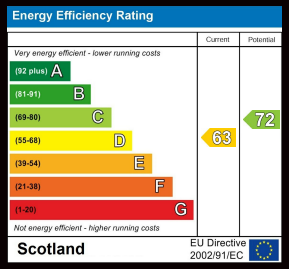
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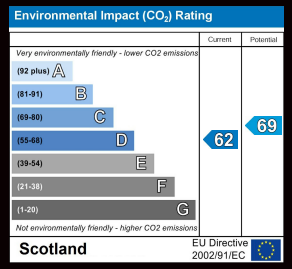
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