





Description

O'Malley Property are delighted to present to the market this charming three bedroom detached home located on Duke Street in Clackmannan.

This property offers a wonderful combination of comfort and practicality, especially appealing to individuals seeking one level living.

As you enter, you will be welcomed by a spacious living room, enhanced by a large front facing window that allows natural light to flood the space. This creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The well appointed kitchen/diner is another highlight, providing an excellent setting for family meals and gatherings. There is a great combination of both floor and wall units offering substantial worksurfaces for cabinet top appliances.

An additional feature of the second bedroom, are the French doors that open directly to the garden. This design not only enhances the aesthetic appeal of the room but also fosters a seamless connection between indoor and outdoor living, allowing you to enjoy lovely views of the enclosed garden area.

The contemporary family bathroom is a highlight, offering both a bath and separate shower, ensuring you have the best of both worlds for your bathing preferences, as well as W.C and wash-hand basin.

Externally the private rear garden provides an ideal space for entertaining or relaxation whilst the low maintenance front garden enhances the curb appeal. The property includes a separate garage and a driveway, offering ample parking space and convenient storage options.



“Spacious Property”

Location

Duke Street Clackmannan, offers residents a peaceful setting while remaining conveniently close to local amenities, schools, and transport links, making it an excellent choice for those seeking a blend of tranquility and accessibility.

Living Room

18'4" x 12'8"

Kitchen /Dining Room

22'5" x 10'4"

Bedroom 1

12'5" x 10'5"

Bedroom 2

12'5" x 10'5"

Bedroom 3

10'5" x 10'0"

Bathroom

9'4" x 7'6"

Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale.

Home Report

The home report is available upon request.

Misdescriptions Act 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £269,995

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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.

