



26 Ramsay Street, Coalsnaughton FK13 6LL

26 Ramsay Street

Key Features

- Mid-Terraced Family Home
- Two Substantial Bedrooms
- Modern Kitchen with Pantry
- Dual-Aspect Lounge
- Contemporary Bathroom
- Separate Dining Room
- Recent Upgrades
- South-Facing Garden
- Private Driveway For 2 Cars



Located in the heart of Coalsnaughton, 26 Ramsay Street is a two-bedroom family home that blends functional convenience with a bright, welcoming atmosphere. Spanning 82sqm, this property must be seen to appreciate all it has to offer.





The heart of the home is the sizable, dual-aspect lounge, which features large windows to both the front and rear that flood the room with natural light throughout the day. The property features a kitchen with sleek white gloss units, contrasting black laminate worktops, and a four-burner gas hob with an integrated oven. A pantry cupboard within the kitchen provides ample food storage in addition to the cabinetry.

Currently utilised as a home art studio, the dining room is front facing across from the lounge, with space to accommodate a family-sized dining table.

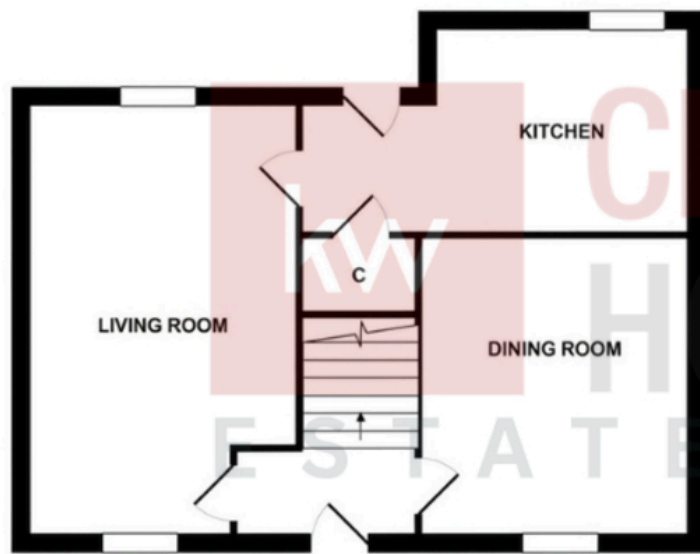
The upper level consists of the family bathroom and two impressively spacious bedrooms, both designed with practicality in mind. The master bedroom offers a retreat with integrated eaves storage, while the second bedroom is exceptionally large and features additional eaves storage alongside a discreet cupboard for the boiler. A further storage cupboard on the landing provides additional space to keep the home clutter-free.

The exterior of the property includes recent updates, with the back of the house having been repainted and the rear windows and doors replaced last year. The outdoor space is a prominent feature, featuring a fully south-facing rear garden that acts as a natural sun-trap. This private oasis is enclosed by a fence and offers a balance of a patio seating area and a manicured lawn, ideal for outdoor entertaining or relaxation. For added convenience, the front of the property includes a private driveway with parking for two vehicles.

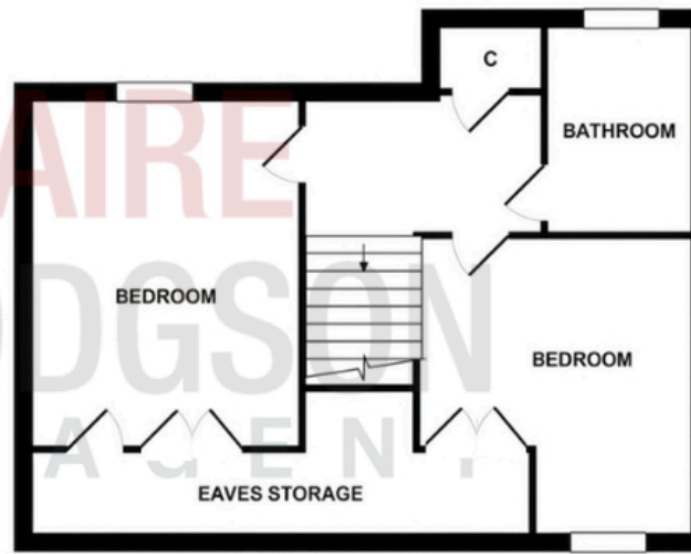


The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Any other items should be negotiated separately.

- **Council Tax Band:** B
- **EER Band:** D
- **Heating:** Gas
- **Water & Sewage:** Mains
- **Tenure Type:** Freehold
- **Council Authority:** Clackmannanshire Council



GROUND FLOOR



1ST FLOOR

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.