

13, Kirk Wynd,
Clackmannan, Clackmannanshire FK10 4JF

OFFERS OVER £229,000

County Estates are delighted to present 13 Kirk Wynd, Clackmannan to the market.

This charming detached cottage which retains many original features and offers flexible family living accommodation on the one level, comprising of: An entrance vestibule, a welcoming entrance hallway with additional storage, a bright and spacious lounge and a fitted kitchen. There are three good sized double bedrooms and a wet room. The property benefits from a private front garden and an extensive rear garden with an outbuilding and a large driveway to the side.

Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white UPVC door with a half moon glazed panel.

Vestibule

The entrance vestibule has laminate flooring and the original glazed door leads to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway has laminate flooring and features built-in storage. Access is provided to all of the accommodation.

Bedroom 3

11' 8" x 7' 7" (3.55m x 2.31m)

Third double bedroom is to the front of the property with laminate flooring and has ample room for bedroom furniture.

Lounge

11' 8" x 15' 9" (3.55m x 4.80m)

The generous size lounge has a window overlooking the rear garden, with laminate flooring and a feature gas fire with a cream marble fireplace and a black hearth. There is a built-in shelved alcove with a small cupboard below which house the electrics. Access is provided to the kitchen.

Kitchen

6' 5" x 10' 7" (1.95m x 3.22m)

The fitted kitchen is to the rear of the property with a good range of oak effect wall and base units and contrasting black worktops. There is a built-in oven and gas hob and a fridge/freezer, with space for an integrated dishwasher and a washing machine. There are two windows overlooking the side of the property, vinyl flooring and a door leading to the rear garden.

Wet Room

6' 8" x 5' 11" (2.03m x 1.80m)

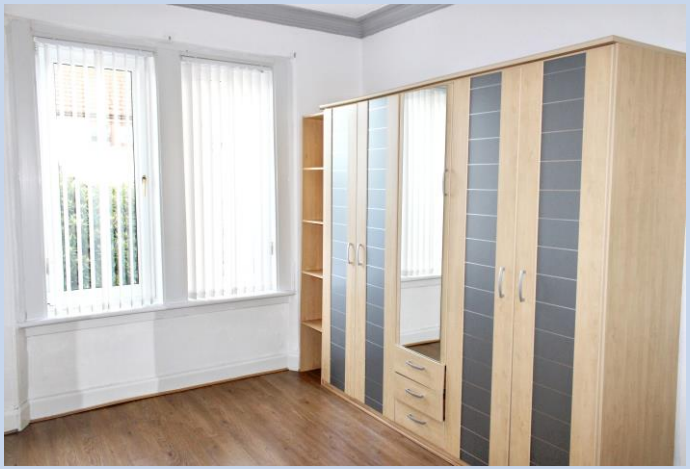
The wet room is to the rear with a wash hand basin, w.c, a walk-in shower with an electric shower and a small opaque window to the rear.













Bedroom 2

8' 11" x 10' 7" (2.72m x 3.22m)

The second double bedroom is to the rear with carpeted flooring and has ample room for free-standing furniture.

Principal Bedroom

8' 10" x 13' 2" (2.69m x 4.01m)

The principal bedroom is a good size double room which overlooks the front of the property and has laminate flooring and fitted wardrobes.

Heating & Glazing

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

Gardens

The private front garden has been well maintained with mature plants and shrubs and has a chipped pathway leading to the front door entrance. The extensive rear garden has an area laid to lawn with garden borders, paved and chipped sections and an outhouse providing handy storage.

Driveway

There is a large tarred driveway to the side of the property providing off-street parking for several vehicles.

Included Extras

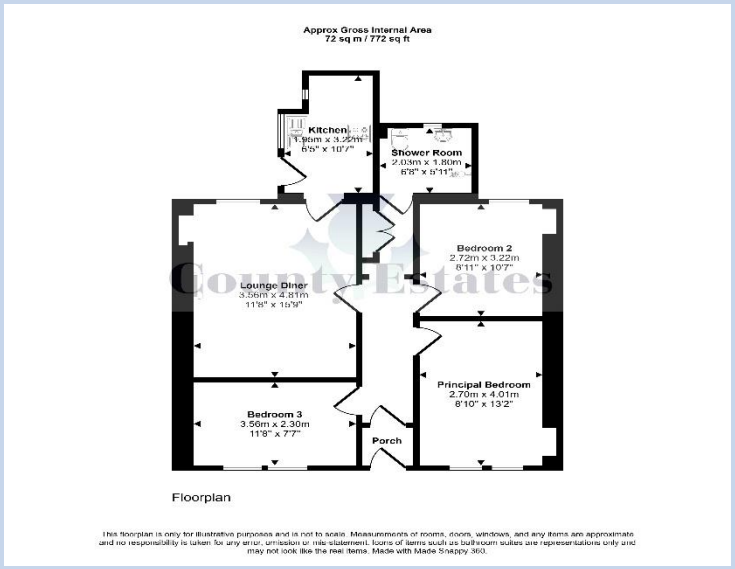
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains, blinds and light fittings. The built-in hob and oven, the fridge freezer, and the fitted wardrobes in the principal bedroom (all sold as seen).

Home Report

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









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