



Ochilview, Brucefield Crescent,
Clackmannan, Clackmannanshire FK10 4DJ

Offers Over £359,995

County Estates are delighted to present to the market this spacious bungalow set in generous, private garden grounds within the village of Clackmannan.

This ideal family home comprises of: An entrance vestibule, entrance hallway, a bright and spacious lounge and a beautiful kitchen diner with an utility room. There is a conservatory overlooking the rear garden, five good sized double bedrooms, a stylish family bathroom and an en-suite shower room. With extensive gardens to the front and rear, ample off-street parking with an E.V. charging point and a double garage.

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

Entrance to the property is via a white, composite door with a half moon glazed panel and coordinated side panel.

Vestibule

5' 6" x 5' 2" (1.68m x 1.57m)

The entrance vestibule features laminate flooring and a large window overlooking the front of the property and a further glazed door providing access to the entrance hallway.

Entrance Hallway

The spacious entrance hallway features laminate flooring and provides access to all of the accommodation and benefits from two storage cupboards.

Lounge

17' 0" x 12' 8" (5.18m x 3.86m)

The bright and spacious lounge has French doors overlooking the front of the property, with laminate flooring and a feature traditional log burning stove with a wooden surround.

Kitchen/Diner

21' 2" x 12' 10" (6.45m x 3.91m)

The fantastic kitchen/diner has a great range of grey wall and base units with complimentary granite worktops and a contrasting blue island. There is a double oven and a ceramic induction hob, an integrated dishwasher and space for an American fridge/freezer and a dining table and chairs. There are two windows overlooking the rear of the property and a door leading to the conservatory.

Utility Room

13' 5" x 4' 10" (4.09m x 1.47m)

The utility room has further wall and base units with space for a washing machine and a tumble dryer. There is a window overlooking the side and a door provides access to the side of the property.

Conservatory

12' 3" x 7' 8" (3.73m x 2.34m)

The conservatory overlooks the rear garden, with tiled flooring and has French doors leading to the rear garden.

Principal Bedroom

12' 1" x 8' 5" (3.68m x 2.56m)

The principal bedroom is to the rear with carpeted flooring and a large triple wardrobe and benefits from an en-suite shower room.





Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom 2 overlooks the front with carpeted flooring and a built-in double wardrobe with ample room for free-standing furniture.

Bedroom 3

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom 3 has carpeted flooring, overlooking the front and has a built-in double wardrobe.

Bedroom 4

11' 1" x 8' 1" (3.38m x 2.46m)

Bedroom 4 overlooks the front with a built-in wardrobe and carpeted flooring.

Bedroom 5

12' 8" x 8' 2" (3.86m x 2.49m)

Bedroom 5 is to the rear with carpeted flooring and a built-in double wardrobe.

Family Bathroom

7' 6" x 5' 9" (2.28m x 1.75m)

The stylish family bathroom is fully tiled with modern wall and floor tiles and black bathroom accessories. Featuring a vanity sink unit, w.c and a bath with an electric shower overhead.

En-Suite

8' 10" x 4' 10" (2.69m x 1.47m)

The modern en-suite is fully tiled with a vanity sink unit, w.c and a walk-in shower enclosure with a thermostatic shower and an opaque window to the rear.

Heating & Glazing

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



Gardens

The generous front garden is mainly laid to lawn with a raised decked seating area, a gravel path and an array of mature trees and plants. The fully enclosed rear garden is laid to lawn with trees and shrubs, a raised timber decked seating area, a paved patio and a wooden garden shed.

Garage/Parking

The property benefits from a double garage and has stone chipped parking areas with an E.V. charging point.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The built-in double oven and ceramic induction hob, the integrated dishwasher in the kitchen and the log burning stove in the lounge. Also the wooden garden shed.

