



89, Deerpark,
Sauchie, Clackmannanshire FK10 3LL

Offers Over £159,000

County Estates are delighted to present to the market this well presented semi-detached villa situated in a popular residential area in the town of Sauchie.

This spacious family home comprises of: An entrance vestibule, a welcoming entrance hallway, a bright and spacious lounge, a fitted dining kitchen and a family bathroom. On the upper level there are three good sized double bedrooms (the principal bedroom with an En-suite shower room). The property features well maintained gardens to the front and rear and benefits from driveway to the side.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. There are a wide variety of Educational facilities such as nurseries, primary schools. Sauchie also boasts many recreational facilities including Schawpark golf club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail network providing easy access throughout the Central Belt and onto the larger cities of Edinburgh, Glasgow and Perth and alloo town centre for access to doctors and dental surgeries

Entrance

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

Vestibule

The vestibule has laminate flooring and benefits from a small storage cupboard and an under stair cupboard which houses the electrics.

Entrance Hallway

The entrance hallway has laminate flooring throughout and benefits from a built-in storage cupboard. Provides access to the downstairs bathroom, lounge, and staircase to the upper level.

Lounge

 12' 3" x 15' 11" (3.73m x 4.85m)

The bright and spacious lounge with a large window overlooking the front of the property has laminate flooring throughout, with a decorative (disconnected) gas fire with a wooden mantel, and an alcove to the side with a small cupboard below. Provides access to the kitchen/diner.

Dining Kitchen

17' 10" x 9' 0" (5.43m x 2.74m)

The dining kitchen has tiled flooring throughout and is fully fitted with a good range of beech-effect wall and base units, contrasting worktops, and a built-in oven, with a gas hob and a dishwasher. The kitchen provides space for a washing machine, fridge-freezer, and free-standing dining furniture. A UPVC door provides direct access to the rear garden.

Family Bathroom

 6' 8" x 6' 2" (2.03m x 1.88m)

The downstairs family bathroom features a white three-piece suite, comprising of a bath with an overhead thermostatic shower, a W.C., and a vanity sink unit. The bathroom is tiled throughout and complemented by wet-wall panelling. An opaque window overlooks the rear of the property.

Upper Hallway

The carpeted upper hallway has two windows to the front of the property and a built-in storage cupboard. Provides access to the loft, which is partially floored with a ladder.





Principal Bedroom 10' 8" x 13' 1" (3.25m x 3.98m)

The good-sized principal bedroom has a window overlooking the rear, with carpeted flooring throughout. Benefits from fixed bedroom furniture and an en-suite shower room.

En-Suite

The modern en-suite shower room has a white vanity sink unit, W.C and a separate shower enclosure with a thermostatic shower. The bathroom features wet wall panelling and tiled flooring throughout.

Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

The second double bedroom overlooks the front of the property; there is carpeted flooring throughout and the room is fitted with built-in furniture.

Bedroom Three 10' 4" x 10' 10" (3.15m x 3.30m)

The third double bedroom has carpeted flooring throughout and overlooks the rear of the property. The room is fitted with a built-in, shelved open outlook cupboard and has ample space for free-standing furniture.

Heating & Glazing

The property benefits from gas central heating and double glazing throughout.

Gardens

The property benefits from a lovely, well-established front garden comprising of a lawn area with mature plants and trees. The fully enclosed rear garden comprises of a lawn area as well as a timber-decked area perfect for seating. The garden further benefits from a summer house.

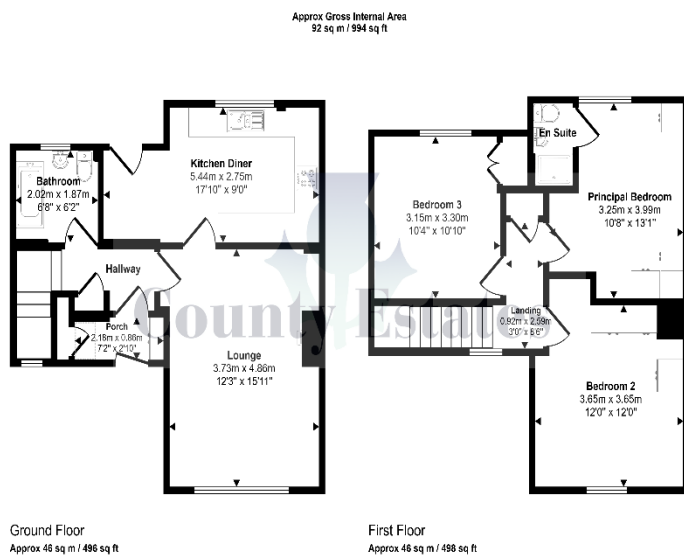
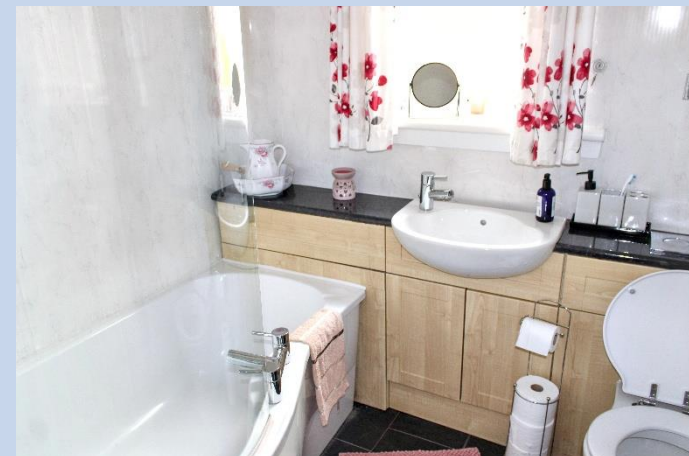
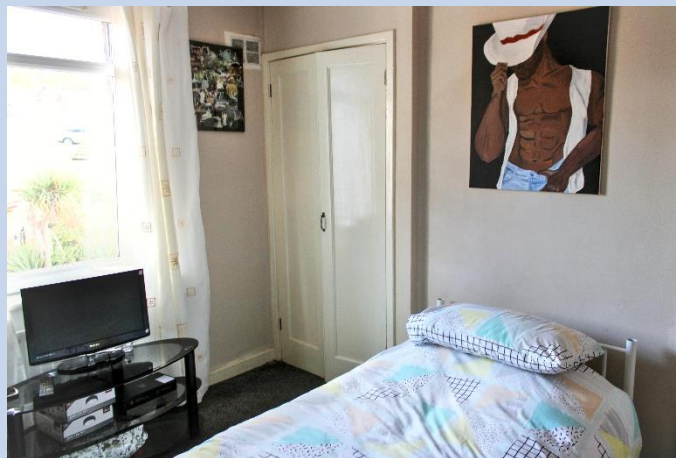


Driveway

There is a monoblocked driveway to the side of the property that provides off-street parking for approximately 2 cars.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds and curtain poles. Also included are the built-in gas hob, oven, and dishwasher in the kitchen. The summer house is also included.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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