



GRADE 2 LISTED DETACHED COTTAGE

CONSERVATION AREA

SPACIOUS LOUNGE

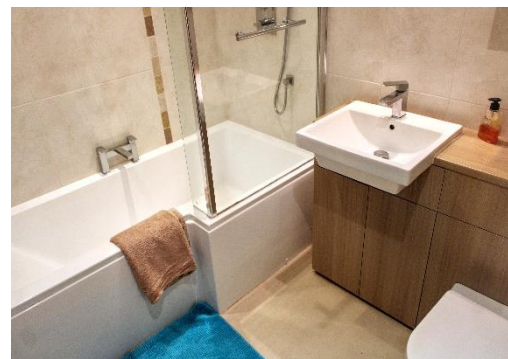
DINING KITCHEN

MODERN FAMILY BATHROOM

3 DOUBLE BEDROOMS & W.C

ALLOCATED PARKING SPACE

REAR COURTYARD



6 Coopers Lane
Kincardine, FK10 4NQ

Offers Over £159,000

Entrance

The property is accessed via a private road, giving access to a staircase leading to the black wooden storm doors of the property.

Entrance Hallway

The entrance hallway has solid wooden flooring and provides access to the dining kitchen, the lounge, the bathroom and the staircase to the lower level.

Lounge 14' 7" x 10' 1" (4.44m x 3.07m)

The spacious lounge has a window overlooking the front and a further large Velux window to the rear. There is solid wooden flooring, a wall-mounted gas fire, a small storage cupboard which houses the electrics and a large storage cupboard with a ladder leading to the floored loft.

Dining Kitchen 14' 5" x 9' 4" (4.39m x 2.84m)

The dining kitchen has a good range of oak effect wall and base units with contrasting black worktops and a built-in double oven and a gas hob. The integrated appliances include, the dishwasher and the fridge/freezer. There is a large walk-in cupboard which houses the boiler and the washing machine.

Family Bathroom 6' 1" x 7' 8" (1.85m x 2.34m)

The modern family bathroom is fully tiled with a three piece suite and a thermostatic shower over the bath, vinyl flooring and chrome bathroom accessories.

Lower Hallway

The lower hallway has a carpeted staircase leading down to the lower level, which has an under stair storage cupboard and provides access to all of the lower level accommodation.

Principal Bedroom 14' 6" x 10' 3" (4.42m x 3.12m)

The principal bedroom is a good size double room, with a window overlooking the front.

Bedroom 2 12' 8" x 8' 9" (3.86m x 2.66m)

The second double bedroom is to the rear with a door providing access to the rear courtyard.

Bedroom 3 12' 8" x 6' 11" (3.86m x 2.11m)

Bedroom 3 overlooks the front and benefits from a built-in wardrobe.

W.C 5' 11" x 3' 6" (1.80m x 1.07m)

The downstairs W.C has a toilet and a wash hand basin.

Courtyard

There is a small, fully enclosed paved courtyard to the rear of the property and a coal cellar at the front for additional storage.

Parking

The property benefits from an allocated parking space to the front.

Heating & Glazing

The property benefits from a gas central heating system and is single glazed with secondary glazing.

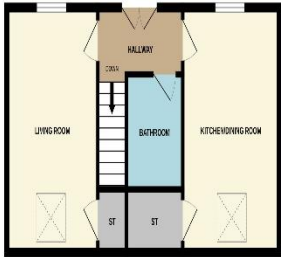
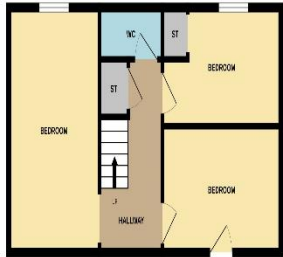
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings. Blinds, curtains, curtain poles and light fitments. Also included in the sale is the integrated fridge freezer, the dishwasher and the washing machine in the cupboard.



GROUND FLOOR

1ST FLOOR



For the avoidance of doubt, the accuracy of the floor plans is not guaranteed. The floor plans are for information only and should not be relied upon for any purpose. The floor plans are not to scale and are not intended to be used for any purpose other than to provide a general indication of the layout of the property. The floor plans are not to be used for any purpose other than to provide a general indication of the layout of the property. The floor plans are not to be used for any purpose other than to provide a general indication of the layout of the property.