County Estates

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BEAUTIFULLY PRESENTED MID TERRACE VILLA

OPEN PLAN LOUNGE/DINER

FAMILY BATHROOM

TWO DOUBLE BEDROOMS & A BOX ROOM

FULLY FITTED MODERN KITCHEN

LOW MAINTENANCE FRONT & REAR GARDENS







24 Mary Place
Clackmannan, FK10 4LA

Offers Over £134,995

Entrance
Access is via a white UPVC door with glazed panelling.

Entrance Hallway
The welcoming entrance hallway features laminate flooring and gives access to all lower and upper accommodation.

Open plan lounge/diner *21' 11" x 7' 10" (6.67m x 2.40m)*
The bright and spacious well presented lounge features laminate flooring and dual-aspect windows that fill the space with ample natural light, offering garden views. Its open-plan layout connects to the dining area at the rear, which creates a welcoming space for everyday living.

Kitchen *9' 7" x 9' 7" (2.92m x 2.91m)*
The kitchen features modern grey wall and base units complemented by contrasting worktops and laminate flooring, creating a modern and versatile space. It is equipped with an integrated induction hob, electric oven and microwave, an under-counter washing machine, and a freestanding fridge freezer. A window overlooks the garden, while a rear door offers convenient outdoor access.

Principle Bedroom *11' 0" x 9' 7" (3.35m x 2.93m)*
The spacious principal bedroom offers carpeted flooring, two built in storage cupboards one of which houses the boiler, ample space for freestanding furniture and a window overlooking the rear of the property.

Bedroom Two *9' 8" x 8' 11" (2.95m x 2.72m)*
Bedroom two is a good-sized double bedroom with carpeted flooring, generous storage options, including fitted wardrobes and is complemented by a front-facing window.

Box Room *8' 2" x 6' 8" (2.50m x 2.02m)*
The box room is the perfect space for a single bed/ office, or dressing room with a double-glazed window overlooking the front of the property.

Family Bathroom *6' 9" x 6' 1" (2.07m x 1.85m)*
The modern bathroom comprises of a bath with overhead shower, w.c, wash hand basin and a rear opaque window.

Gardens
This property features low-maintenance, fully enclosed private gardens at the front and rear, providing both privacy and ease of upkeep

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

Included Extras
Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, curtains, blinds and curtain poles, and light fitments. The built-in electric oven/hob and microwave and the free standing washing machine and the fridge/freezer in the kitchen.

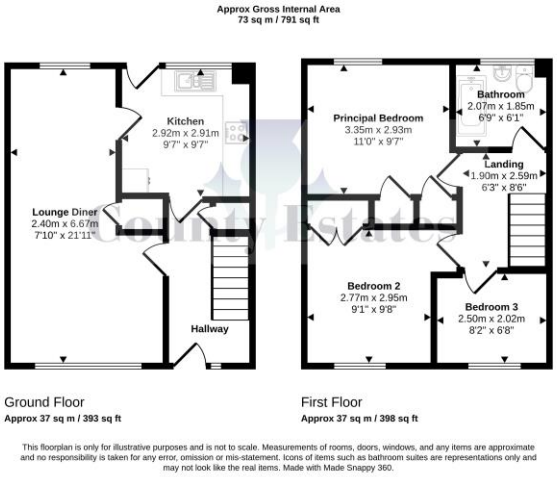
Negotiable Extras
Various items of furniture are negotiable.

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









MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.