



SPACIOUS MID-TERRACED VILLA

STYLISH LOUNGE

MODERN KITCHEN

FAMILY BATHROOM

THREE SPACIOUS DOUBLE BEDROOMS

FULLY ENCLOSED REAR GARDEN

DOUBLE DRIVEWAY

SEPARATE LOCK-UP GARAGE



25 Glenochil Park
Glenochil village, FK10 3AG

Offers Over £149,500

Entrance

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

Vestibule

This entrance vestibule features laminate flooring and offers ample storage with double fitted cupboards that have mirrored sliding doors; a glazed internal door provides access to the lower hallway.

Lower Hallway

Fully carpeted lower hallway with French doors leading to the rear garden, adding charm and practicality. Its versatile design accommodates free-standing furniture, making it an ideal space for a secondary TV room or lounge area.

Kitchen 10' 8" x 9' 0" (3.24m x 2.74m)

Modern kitchen with white wall and base units, wood effect worktops, splashback, and laminate flooring. It features modern appliances, including an integrated electric oven and grill, gas hob, extractor hood, undercounter washing machine, and tumble dryer, ensuring convenience and functionality. A double-glazed window provides beautiful views of the Ochil Hills, giving the room natural light. The adjoining dining room offers easy access, making it an ideal space for both everyday living and entertaining.

Dining Room 10' 8" x 8' 3" (3.25m x 2.52m)

The spacious dining area provides ample room for a large table and chairs, creating an inviting space for family meals and entertaining guests, while enhancing the overall functionality and comfort of the home.

Lounge 17' 11" x 10' 6" (5.45m x 3.2m)

This modern lounge features two double-glazed windows that provide ample natural light and scenic views of the rear garden, creating a bright and inviting atmosphere. The dark wood LVT flooring adds a touch of contemporary elegance and durability, while the wall-mounted panelling enhances the room's feel. Overall, it offers a stylish and comfortable space perfect for relaxation and socializing.

Principal Bedroom 10' 11" x 10' 6" (3.32m x 3.21m)

Principal bedroom with laminate flooring throughout, double glazed window overlooking the front of the property with stunning views of the Ochil Hills, this room offers ample room for free standing furniture.

Bedroom Two 14' 4" x 8' 10" (4.37m x 2.68m)

Spacious second double bedroom fully carpeted with a double glazed window overlooking the rear of the property.

Bedroom Three 10' 9" x 9' 7" (3.28m x 2.93m)

Bedroom three provides laminate flooring, double fitted wardrobes with mirror sliding doors, space for additional freestanding furniture and a double-glazed window overlooking the rear garden.

Family Bathroom 6' 8" x 6' 5" (2.02m x 1.95m)

The family bathroom features fully fitted wet wall for easy maintenance, and includes a bath with an overhead shower, WC, and a sink with a vanity unit for added storage. It benefits from an opaque window at the front of the property, providing natural light while maintaining privacy, and is equipped with various bathroom accessories.

Garden

Private fully enclosed rear garden comprising of a paved patio, a stone chipped area and artificial grass.

Driveway/Lock up Garage

The property provides a private mono blocked double driveway to the front of the property providing off-street parking for two vehicles. The property further benefits from a lock up garage.

Included Extras

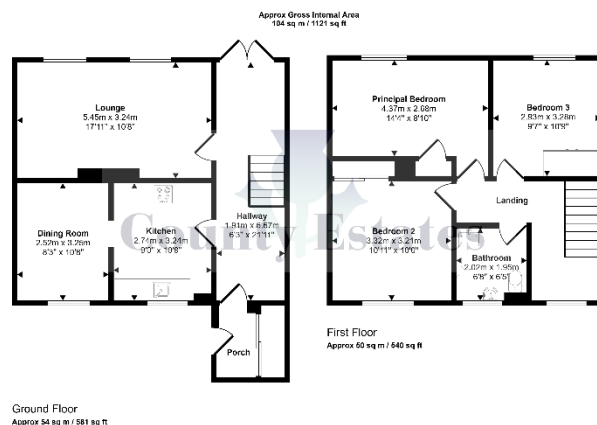
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The integrated electric oven, gas hob and extractor hood. Washing machine and tumble drier (No guarantees or warranties on appliances) and Garden shed.

Heating & Glazing

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

Home Report

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and no responsibility is taken for any error, omission or misstatement. Plans of items such as bathroom suites are representations only and may not look like the real item. Made with: Make My Plans 100.