



**WELL PRESENTED SEMI-DETACHED  
BUNGALOW**

**FITTED KITCHEN**

**PRIVATE FRONT AND REAR GARDENS**

**TWO DOUBLE BEDROOMS**

**SPACIOUS LOUNGE**

**ON-STREET PARKING**



**15 Woodside Terrace**  
Clackmannan, FK10 4HU

**OFFERS OVER  
£113,000**

## Entrance

Entrance to the property is via a white UPVC door with a glazed decorative panel giving access to a small vestibule with a glass panelled door leading to the hallway.

## Entrance Hallway

14' 0" x 3' 8" (4.26m x 1.12m)

The entrance hallway has light laminate flooring and benefits from two storage cupboards, one which houses the electrics, giving access to the lounge, bathroom and two bedrooms. There is also access to the loft.

## Lounge

14' 6" x 12' 8" (4.42m x 3.86m)

The bright spacious lounge provides light laminate flooring, an electric coal effect fireplace with wooden surround and a large double glazed window overlooking the front of the property. The lounge also gives access to the kitchen.

## Fitted Kitchen

10' 9" x 8' 4" (3.27m x 2.54m)

The fitted kitchen is partially tiled with a good range of white wall and base units, complimentary dark worktops and vinyl flooring. There is a freestanding gas cooker and extractor fan above and space for an under-counter washing machine. There is a window overlooking the side of the property. The kitchen provides access to the rear hallway.

## Rear Hallway

3' 8" x 3' 1" (1.12m x 0.94m)

The rear hallway provides a storage cupboard which houses the boiler and a stable door leading to the rear garden.

## Principal Bedroom

13' 1" x 10' 5" (3.98m x 3.17m)

The principal bedroom is carpeted and has a double glazed window overlooking the front of the property. There is a storage cupboard and ample space for freestanding bedroom furniture.

## Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

The second double bedroom is carpeted and has a double glazed window overlooking the rear of the property. There is space for freestanding bedroom furniture and a storage cupboard.

## Bathroom

The bathroom is partially tiled with complimentary vinyl flooring and has a white three piece bathroom suite consisting of a w.c., wash hand basin and bath with overhead shower. There is an opaque double glazed window overlooking the rear of the property.

## Gardens

The property benefits from a private front garden that is mostly laid to chips and has a path leading to the front of the property and a side path to access the rear. The rear garden is fully enclosed with steps leading to a stone chipped area, a large paved area and a small lawn. There is also a wooden shed for storage and a greenhouse.

## 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, all floor coverings, blinds, curtains, curtain poles and light fittings. In the kitchen the gas cooker and extractor are included.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of this floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is for information only and should not be relied upon for any legal purposes. The seller does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions. The floor plan is for information only and should not be relied upon for any legal purposes. The seller does not warrant the accuracy of the floor plan and is not responsible for any errors or omissions.



## 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.