



SPACIOUS SEMI-DETACHED FAMILY HOME

THREE DOUBLE BEDROOMS

FAMILY BATHROOM

SITUATED IN A POPULAR RESIDENTIAL AREA

SPACIOUS LOUNGE & DINING ROOM

GARAGE & DRIVEWAY



26 Tenacres
Sauchie, FK10 3DN

OFFERS OVER
£159,000

Entrance

Access to the property is via a white UPVC door with opaque windows and co-ordinating side panel. Leading to;

Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a w.c, two storage cupboards, one of which houses the electrics and access to the lounge and upper level.

Lounge

13' 1" x 11' 2" (3.98m x 3.40m)

The spacious lounge provides carpeted flooring, a double glazed window overlooking the front of the property and a feature electric fire with surround. There is open plan access to the dining room at the rear.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)

The dining room provides laminate flooring and a large window overlooking the rear garden. Access to the kitchen is via a glazed panel door.

Kitchen

13' 6" x 7' 11" (4.11m x 2.41m)

The spacious kitchen has been fully fitted with a range of wall and base units, complimentary worktops and flooring. There is a freestanding fridge/freezer, cooker and under-counter washing machine. The kitchen further benefits from ample space for a dining table, a window overlooking the rear and provides access out to the garden.

Principal Bedroom

11' 9" x 11' 2" (3.58m x 3.40m)

The generously sized principal bedroom provides carpeted flooring, a double glazed window overlooking the front of the property and ample space for freestanding furniture.

Bedroom Two

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom two is a good sized double bedroom providing carpeted flooring, a double glazed window overlooking the rear garden and fitted triple wardrobes with mirrored sliding doors.

Bedroom Three

10' 5" x 9' 11" (3.17m x 3.02m)

The third bedroom is currently being used as a nursery however, is another good sized double bedroom providing carpeted flooring, a window to the rear and ample space for freestanding furniture.

Family Bathroom

6' 0" x 6' 2" (1.83m x 1.88m)

The family bathroom has been fully tiled and comprises of a bath, separate shower cubicle with electric shower, wc and wash hand basin. There is a heated towel rail, ceiling spotlights and an opaque window to the front of the property.

Gardens & Garage

To the rear is a partially enclosed private garden which is mainly laid to lawn with a paved patio area, wooden shed for storage and a greenhouse. The property further benefits from a driveway leading to a large single garage. There is a paved pathway to the side and rear entrances. There is also a small lawn area to the side of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings, blinds, curtains and curtain poles. Fridge/freezer, cooker and washing machine. Fireplace. Garden shed and greenhouse.

Heating & Glazing

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

GROUND FLOOR

1ST FLOOR



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.