



WELL PRESENTED MID TERRACED VILLA

OPEN PLAN DINING ROOM

TWO DOUBLE BEDROOMS

SOUTH FACING REAR GARDEN

BRIGHT SPACIOUS LOUNGE

FITTED KITCHEN

BOX ROOM & FAMILY BATHROOM

DRIVEWAY



132 Devonway
Clackmannan, FK10 4LE

Offers Over £130,000

Entrance

Access to the property is via a white composite door with half moon glazing panel, leading to:

Entrance Hallway

12' 5" x 5' 9" (3.78m x 1.75m)

Carpeted entrance hallway with under stair storage cupboard housing the electrics. Access is given to the lounge, kitchen and staircase to the upper level.

Lounge

11' 7" x 11' 1" (3.53m x 3.38m)

The bright spacious lounge has a large window overlooking the front of the property, carpeted flooring and is open plan to the dining room.

Dining Room

8' 10" x 7' 7" (2.69m x 2.31m)

The dining room overlooks the rear garden and also gives access to the fitted kitchen.

Fitted Kitchen

9' 5" x 9' 5" (2.87m x 2.87m)

Fully fitted kitchen has a good range of white, country style wall and base units with complimentary worktops, flooring and splashback tiling. There is a built-in oven with gas hob and extractor fan above, a tumble dryer and space for a washing machine and fridge/freezer. The kitchen overlooks the rear garden with a door giving direct access to the garden and also benefits from a built-in storage cupboard.

Upper Hallway

Carpeted upper hallway giving access to all the upper accommodation and the loft (which has been floored with a Ramsay ladder).

Principal Bedroom

11' 1" x 9' 6" (3.38m x 2.89m)

Generous size principal bedroom overlooking the front of the property with views towards the Ochil Hills, carpeted flooring and benefitting from a built-in double wardrobe.

Bedroom 2

11' 2" x 9' 4" (3.40m x 2.84m)

Second good size double bedroom to the rear with carpeted flooring, a built-in single wardrobe a further storage cupboard which houses the boiler and a free-standing triple wardrobe.

Box Room

6' 3" x 5' 11" (1.90m x 1.80m)

The box room overlooks the front of the property and has carpeted flooring.

Heating & Glazing

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

Gardens

Easily maintained front garden which is fully enclosed with a wrought iron fence and gates and can provide off street parking for one/two vehicles. The fully enclosed rear garden enjoys a south facing aspect and again is easily maintained with stone chips, rotary dryer, wooden shed and outdoor storage container.

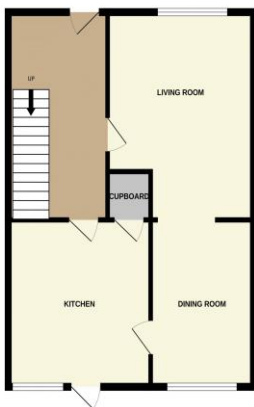
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, various curtains, blinds and light fittings. Built-in electric oven, gas hob with extractor fan above and tumble dryer in the kitchen. Dining table and four chairs in the dining room and free-standing triple wardrobe in bedroom 2. Also wooden garden shed and outdoor storage container.



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floor plans, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency in the future.
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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.