



**TRADITIONAL UPPER COTTAGE FLAT  
RETAINING FEATURES THROUGHOUT**

**SPACIOUS LOUNGE WITH SPIRAL  
STAIRCASE**

**FITTED KITCHEN**

**FAMILY BATHROOM**

**TWO DOUBLE BEDROOMS (PRINCIPAL EN-  
SUITE)**

**UTILITY ROOM**

**FULLY ENCLOSED REAR  
GARDENS/DRIVEWAY TO ACCOMMODATE  
ONE VEHICLE**



**2 Kincardine House Orchard Grove**  
Kincardine, FK10 4PP

**Offers Over £145,000**

## Main Entrance

Access to the property is via a secure door to the rear. A communal staircase leads to the main entrance door of the property.

## Entrance

Entrance via a hardwood part glazed door;-

## Entrance Hallway

15' 4" x 4' 0" (4.67m x 1.22m)

Spacious entrance hallway with hardwood flooring throughout, ample built in storage space with shelving and hanging rails.

## Lounge

18' 9" x 13' 11" (5.71m x 4.24m)

Spacious lounge with sash and case windows overlooking the front of the property with mahogany hardwood flooring throughout, exposed stone wall with an oak wood mantle surround and gas fire. Built in book case with shelving and a spiral staircase leading to the Principal bedroom and En-Suite.

## Kitchen

8' 10" x 8' 7" (2.69m x 2.61m)

Partially tiled fitted kitchen with a good range of wall and base units, marble effect laminate worktop with a built in pantry for extra storage. Built in gas hob and electric oven with an overhead extractor hood and integrated fridge and freezer.

## Principal Bedroom

13' 9" x 11' 8" (4.19m x 3.55m)

Principal bedroom on the upper level is fully carpeted, built in furniture giving ample storage space and a double glazed Velux window overlooking the front of the property with stunning views of the surrounding area.

## En-suite

5' 10" x 5' 4" (1.78m x 1.62m)

Three piece En-suite shower room with a separate W.C, wash hand basin and fully enclosed shower with an electric overhead shower.

## Bedroom Two

11' 11" x 7' 6" (3.63m x 2.28m)

Double bedroom with laminate flooring throughout, standard light fitment and double radiator.

## Family Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Partially tiled three piece family bathroom suite with a separate W.C, wash hand basin and bath with a mixer tap and various bathroom accessories.

## Utility room

7' 10" x 4' 11" (2.39m x 1.50m)

On the ground level of the building there is access to a private utility room with wood effect wall and base units, space for under counter washing machine and a free standing fridge.

## Garden

Beautifully presented fully enclosed communal rear garden with a decorative slabbed seating area, stone chips and a drying area. Mature shrubs and trees and a metal framed pergola.

## Included extras

Included in the sale of the property are all floor coverings, light fitments, curtain poles, curtains, blinds and bathroom accessories. Built in gas hob, oven and extractor hood, integrated fridge and freezer, built in furniture in the principal bedroom, aluminium pergola in the garden.

## Parking

The property benefits form a driveway to accommodate one vehicle.

## Home Report

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

## Heating & Glazing

The property benefits from a gas central heating and part double glazing.



While every effort has been made to ensure the accuracy of the information contained herein, responsibility for any errors, omissions, or other inaccuracies in this advertisement is not accepted. The plan for the property is not intended to be used as a substitute for a professional valuation. The plan is not intended to be used as a substitute for a professional valuation. The plan is not intended to be used as a substitute for a professional valuation. The plan is not intended to be used as a substitute for a professional valuation.