



26, ST. SERF'S GROVE, CLACKMANNAN,  
CLACKMANNANSHIRE FK10 4SR

Offers Over £169,000

Well presented extended two bedroom semi-detached villa in a quiet cul-de-sac within the village of Clackmannan.

This spacious family home comprises; welcoming entrance hallway, spacious lounge, extended kitchen/dining area, conservatory, downstairs W.C, two double bedrooms and family shower room. Private front garden and a fully enclosed immaculate south facing rear garden. The property also benefits from a driveway to accommodate approximately three vehicles leading to a detached large single garage with an electrically modified garage door. Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops and primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

Access to the property is via a white UPVC part glazed door with co-ordinating side panel. Leading to:

### Lower Hallway

10' 2" x 3' 4" (3.10m x 1.02m)

Welcoming entrance hallway giving access to W.C, lounge, kitchen/dining area and stairs leading to all upper accommodation.

### Downstairs W.C

5' 9" x 3' 0" (1.75m x 0.91m)

Comprising of a two piece suite, opaque window to the side of the property and various bathroom accessories.

### Lounge

17' 0" x 13' 5" (5.18m x 4.09m)

Bright extensive lounge with a double glazed window overlooking the front of the property, double radiator and a cream marble effect mantle, back panel and hearth with an electric fire.

### Kitchen/Diner

18' 5" x 13' 5" (5.61m x 4.09m)

Fully fitted open plan kitchen/dining area with a good range of wood effect wall and base units, marble effect worktops and a double glazed window overlooking the rear garden.

Built in electric oven and ceramic hob with an overhead stainless steel extractor hood. Undercounter dishwasher with undercounter space for a washing machine and a free standing fridge freezer. This room offers ample space for a dining table and chairs.

### Conservatory

12' 0" x 9' 10" (3.65m x 2.99m)

Spacious conservatory with a lightweight metro tiled effect roof, fully tiled throughout giving ample space for free standing furniture and French doors leading to the rear garden.

### Upper Hallway

Fully carpeted upper hallway giving access to all upper accommodation including loft space.

### Principal Bedroom

14' 5" x 10' 4" (4.39m x 3.15m)

Generous sized fully carpeted principal bedroom with two double glazed windows overlooking the front of the property, built-in wardrobes with hanging rails and shelving.





## Bedroom Two

10' 3" x 8' 9" (3.12m x 2.66m)

Second double bedroom fully carpeted with a double glazed window overlooking the rear of the property. Built-in wardrobes with hanging rails and shelving.

## Family Shower Room

6' 2" x 5' 5" (1.88m x 1.65m)

Three piece family shower room with a separate wash hand basin, W.C and a fully enclosed corner shower cubicle with an overhead electric shower. Opaque window to the rear and various bathroom accessories.

## Gardens

Front garden has a beautiful tiered flower bed centre piece with decorative slate chips and a boxed hedge boarder. This property benefits from a beautiful south facing rear garden with various paved seating areas, mature shrubs and trees, laid to lawn areas and access to the garage.

## Driveway & Garage

There is a driveway to accommodate three vehicles leading to a detached large single garage which has power and lighting and also benefits from an electrically modified garage door.

## 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, floor coverings, various curtains, blinds and various curtain poles, various light fittings and bathroom accessories. Built-in electric oven, hob and overhead extractor hood, free-standing dishwasher in the kitchen and an electric fire with fireplace in the lounge.

## Home Report

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





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