



SPACIOUS SEMI DETACHED BUNGALOW

FITTED KITCHEN

FAMILY SHOWER ROOM

DRIVEWAY TO FRONT

GOOD SIZE LOUNGE

TWO DOUBLE BEDROOMS WITH ADDITIONAL STORAGE

GARDENS TO FRONT & REAR



3 South Pilmuir Road
Clackmannan, FK10 4EU

Offers Over £124,000

Entrance

Access to the property is via a white UPVC door with opaque glazing, leading to:

Vestibule

3' 6" x 2' 7" (1.07m x 0.79m)

Carpeted vestibule with door giving access to the entrance hallway.

Entrance Hallway

14' 6" x 4' 7" (4.42m x 1.40m)

The carpeted entrance hallway has two storage cupboards and gives access to the lounge, two bedrooms and the family shower room.

Lounge

14' 6" x 12' 10" (4.42m x 3.91m)

Bright, spacious lounge which has two windows overlooking the front of the property with views towards the Ochil Hills. Laminate flooring and an electric fire with white fireplace. Access to the kitchen.

Fitted Kitchen

9' 10" x 8' 7" (2.99m x 2.61m)

Fully fitted kitchen with a good range of oak effect wall and base units, contrasting worktops, tiled flooring and a built-in storage cupboard. There is a free-standing gas cooker and a fridge/freezer with further space for a washing machine. There is a window overlooking the rear garden and a door giving direct access to the rear garden.

Principal Bedroom

13' 2" x 10' 6" (4.01m x 3.20m)

Good size principal bedroom which has two windows overlooking the front, carpeted flooring and benefitting from a built-in wardrobe.

Bedroom 2

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

Second double bedroom is to the rear and has carpeted flooring, 2 built-in wardrobes and fitted bookcases.

Family Shower room

5' 7" x 5' 5" (1.70m x 1.65m)

The family shower room is fully tiled with a white wash hand basin, w.c, separate corner shower enclosure and thermostatic shower with an opaque window to the rear.

Heating & Glazing

The property has a gas central heating system (with a recently installed boiler) and is fully double glazed throughout.

Gardens

Private front garden which has a paved pathway and garden area with trees and shrubs. The pathway continues to the side to give access to the rear garden. Fully enclosed rear garden which has fruit trees and shrubs with a paved seating area, wooden garden shed and greenhouse. There is a raised vegetable garden, an area laid to lawn with rotary dryer and an outdoor cellar.

Driveway

Further benefitting the property is a driveway to the front with stone chips and paving slabs providing off-street parking for one vehicle.

Included Extras

Included extras are all blinds, curtain poles and curtains, fixtures and fittings and all floor coverings. In the kitchen the free-standing gas cooker and the fridge/freezer and the fitted bookcases in bedroom 2. The wooden shed, greenhouse, outdoor storage box, garden bench and rotary dryer in the rear garden.



GROUND FLOOR



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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.