



SPACIOUS SEMI-DETACHED VILLA

FITTED KITCHEN

FAMILY BATHROOM

FANTASTIC VIEWS

GOOD SIZE LOUNGE WITH DINING AREA

THREE SPACIOUS DOUBLE BEDROOMS

PRIVATE GARDENS TO FRONT & REAR

DRIVEWAY & LOCK UP GARAGE



12 Devon Drive
Glenochil Village, FK10 3AF

OFFERS OVER
£129,000

Entrance

Access to the property is via a white UPVC door with opaque glazing. Leading to:

Entrance Hallway

Welcoming entrance hallway with carpeted flooring and two large walk-in storage cupboards and a further under stair cupboard. Access is given to the lounge, kitchen and staircase to the upper level.

Lounge/Diner 22' 9" x 11' 7" (6.93m x 3.53m)

Bright, spacious lounge with carpeted flooring and large window overlooking the front of the property with French doors leading to the rear garden. There is an electric fire with cream stone effect surround and ample room for a dining table and chairs.

Fitted Kitchen 10' 11" x 7' 10" (3.32m x 2.39m)

Fully fitted kitchen with a good range of light beech effect wall and base units with contrasting worktops and laminate flooring. There is a free-standing gas cooker and fridge/freezer (not warranted) with space for a washing machine and a door leading to the side of the property.

Upper Hallway

Carpeted upper hallway with small opaque window to the side and benefitting from a large walk-in storage cupboard. Access to all upper accommodation and the loft.

Principal Bedroom 11' 6" x 9' 6" (3.50m x 2.89m)

Generous sized principal bedroom overlooking the rear of the property with lovely views of the Ochill Hills. Benefitting from two double wardrobes, carpeted flooring and ample room for free-standing furniture.

Bedroom 2 11' 6" x 10' 6" (3.50m x 3.20m)

Second double bedroom with two windows to the front, carpeted flooring and a built-in double wardrobe.

Bedroom 3 11' 1" x 7' 1" (3.38m x 2.16m)

Third double bedroom to the front with carpeted flooring and ample room for free-standing furniture.

Family Bathroom 7' 10" x 5' 7" (2.39m x 1.70m)

Fully tiled family bathroom with white three piece suite and shower over the bath from the mixer taps. There is an opaque window to the side and vinyl flooring.

Heating & Glazing

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

Gardens

Private front garden with an area laid to lawn with garden borders and a mono blocked pathway leading to the front door entrance. Paved pathway continues to the side giving access to the rear hallway and outdoor storage area. Fully enclosed rear garden with fantastic views towards the Ochill Hills. Mainly laid to lawn with raised timber decked seating areas, wooden garden shed and swings.

Driveway & Garage

The property benefits from a mono blocked driveway to the front providing off-street parking for one vehicle and a lock up single garage.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings and blinds. Fridge/freezer and cooker (not warranted). Fireplace, garden shed and swings.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.