



24, Duke Street,  
Clackmannan, Clackmannanshire FK10 4EF

OFFERS OVER £268,500

County Estates are delighted to bring 24, Duke Street, Clackmannan to the market.

This well presented, spacious bungalow has living accommodation all on the one level and comprises of: Entrance vestibule with storage, welcoming hallway with additional storage, bright spacious lounge, dining room and a fitted kitchen with separate utility room. There are three good size double bedrooms (principal with en-suite shower room), a family bathroom and a conservatory completes the accommodation on offer. The property is surrounded by easily maintained gardens to the front, side and rear and benefits from a large driveway with single garage.

Clackmannan is small historical village with a variety of local amenities to suit every day needs including a mobile Post Office, a variety of local shops, library and primary school. Clackmannan is also close to the road network and rail network 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 dark wood effect UPVC door with opaque glazing and side panel, leading to the entrance vestibule.

### Vestibule

6' 2" x 5' 2" (1.88m x 1.57m)

The entrance vestibule gives access to the hallway and has a window to the rear, laminate flooring and benefits from a large storage cupboard.

### Entrance Hallway

The bright spacious entrance hallway is carpeted and has two storage cupboards. There is access to all accommodation and loft access.

### Lounge

17' 11" x 12' 2" (5.46m x 3.71m)

The bright spacious lounge is carpeted and has a large double glazed window overlooking the front of the property. There is a modern electric fire with cream surround and glazed French doors give access to the dining room.

### Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)

The dining room is accessed via glazed French doors and carpeted with a double glazed window overlooking the front of the property.

### Fitted Kitchen

15' 0" x 10' 0" (4.57m x 3.05m)

The fully tiled kitchen has a good range of oak effect wall and base units with complementary worktops and tiled flooring. Built in double oven with ceramic hob, a dishwasher and fridge and freezer. There is a double glazed window overlooking the side of the property and access to the utility room.

### Utility room

7' 8" x 5' 11" (2.34m x 1.80m)

The separate utility room has modern grey wall and base units with a tumble drier and washing machine. There is a window overlooking the rear and a door leading to the side garden.

### Principal Bedroom

11' 5" x 9' 10" (3.48m x 2.99m)

The principal bedroom is a good size double bedroom overlooking the rear of the property with carpeted flooring, built-in double wardrobe and benefitting from an en-suite shower room.





### **En-Suite**

13' 0" x 4' 2" (3.96m x 1.27m)

Modern en-suite shower room which is fully tiled with white wash hand basin, w.c and shower enclosure with electric shower. There is a window to the rear and chrome bathroom accessories.

### **Bedroom 2**

11' 5" x 10' 1" (3.48m x 3.07m)

Second double bedroom to the rear which is currently used as a family sitting room benefits from carpeted flooring and a built-in double wardrobe and provides access to the conservatory.

### **Bedroom 3**

10' 1" x 9' 6" (3.07m x 2.89m)

Third double bedroom with built-in wardrobe, window to the side, carpeted flooring and ample room for free-standing furniture.

### **Conservatory**

11' 11" x 8' 9" (3.63m x 2.66m)

Dark wood effect UPVC conservatory overlooking the rear garden with oak flooring and a door leading to the rear garden.

### **Family Bathroom**

8' 9" x 7' 0" (2.66m x 2.13m)

Stylish family bathroom which is fully tiled with white three piece suite and corner shower enclosure with electric shower, window to the side and chrome accessories.

### **Heating & Glazing**

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



## Gardens

Easily maintained front garden which is laid with decorative stone chips, paved pathways and a central paved circle. Wrought iron gate gives access to the side garden which has a paved seating area and continues to the rear garden which again has been designed to be easily maintained with artificial grass, garden borders and a wooden garden shed.

## Driveway & Garage

There is a large mono blocked driveway to the front of the property providing off street parking for 2/3 vehicles and a single garage with electric door.

## Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, curtains (with the exception of the curtains in bedroom 3) curtain poles and all floor coverings. Double oven, ceramic hob, dishwasher and fridge and freezer in the kitchen. Tumble dryer and washing machine in the utility room. Also the three piece leather suite, electric fire and surround in the lounge and the conservatory furniture. Wooden shed in the garden.

