



WELL PRESENTED TRADITIONAL LOWER FLAT

OPEN PLAN LOUNGE/KITCHEN

SHOWER ROOM

ONE BEDROOM

BEDROOM WITH FITTED STORAGE

REAR GARDEN



21 Hawkhill Road
Kincardine, FK10 4QT

Offers Over £67,500

Entrance

Access to the property is via a brown UPVC door with decorative glazing panels. Leading to:

Entrance Vestibule

The entrance vestibule provides laminate flooring, an overhead cupboard which houses the electrics and access on to the shower room and all other accommodation.

Open Plan Kitchen/Lounge

12' 11" x 11' 4" (3.93m x 3.45m)

The open plan lounge/kitchen provides laminate flooring, a bay window overlooking the front of the property and gives access on to the bedroom. The kitchen has been fully fitted with a range of modern wall and base units with feature lighting. There is an integrated electric oven and hob, dishwasher and a freestanding fridge/freezer.

Bedroom

11' 0" x 10' 3" (3.35m x 3.12m)

The generously sized bedroom provides carpeted flooring, a window overlooking the rear and two double fitted wardrobes with sliding doors. There is also ample space for additional freestanding furniture.

Shower Room

10' 2" x 3' 1" (3.10m x 0.94m)

The shower room has been fully tiled and provides an enclosed shower cubicle, wc and sink with vanity unit. There is also a heated towel rail.

Garden

To the rear there is a private garden mainly laid to lawn with a paved patio. There is a garden container and a private cellar for storage. The property further benefits from a communal drying green and a courtyard.

Heating & Glazing

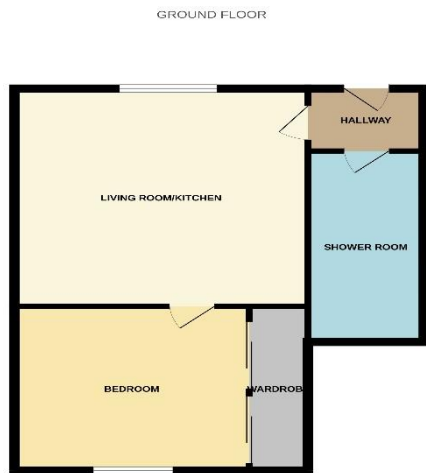
The property benefits from a gas central heating system and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtains poles. The electric oven and hob, integrated dishwasher, the freestanding fridge/freezer and the garden storage container.

Home Report

To view this home report please email us on: admin@county-estates.net



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MONEY LAUNDERING REGULATIONS 2003

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.