



MODERN SEMI DETACHED BUNGALOW

HIGH GLOSS FITTED KITCHEN

TWO BEDROOMS

MONO-BLOC DRIVEWAY AND GARAGE

SPACIOUS LOUNGE

DINING ROOM

FAMILY BATHROOM

PRIVATE FRONT AND REAR GARDENS



7 Mercat Place
Clackmannan, FK10 4SS

OFFERS OVER
£144,000

Entrance

Entrance to the property is via a grey composite door, leading to ;

Entrance Hall

16' 5" x 2' 7" (5.00m x 0.79m)

The entrance hallway which is carpeted and leads to the lounge, kitchen, two bedrooms and family bathroom. There is also access to the loft which is insulated.

Lounge

12' 10" x 10' 6" (3.91m x 3.20m)

The bright spacious lounge is carpeted and has a large double glazed window overlooking the front of the property.

Kitchen

11' 6" x 5' 10" (3.50m x 1.78m)

The stylish modern fitted kitchen has various high gloss wall and base units with complementary worktops and splashbacks. The kitchen benefits from an integrated Neff induction hob, double oven with an extractor hood and integrated fridge freezer. The recently fitted boiler is located in the kitchen cupboard. There is a double glazed window overlooking the rear of the property and the floor is laid to oak effect laminate flooring.

Dining Room

9' 5" x 7' 1" (2.87m x 2.16m)

The dining room has oak effect laminate flooring and a patio door leading to the rear garden and a double glazed window overlooking the side of the property. There is a stylish wall mounted vertical radiator.

Principal Bedroom

9' 0" x 8' 1" (2.74m x 2.46m)

The principal bedroom is carpeted and has a double glazed window overlooking the front of the property. There is a large built in wardrobe with sliding doors with room for freestanding bedroom furniture.

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

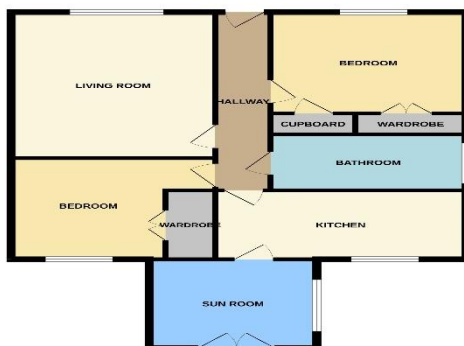
The second bedroom is carpeted and has a double glazed window overlooking the rear of the property. There is space for freestanding bedroom furniture.

Family Bathroom

8' 1" x 4' 2" (2.46m x 1.27m)

The family bathroom has oak effect laminate flooring and has a white three piece bathroom suite consisting of a w.c., wash hand basin and bath with overhead electric shower. There is an opaque double glazed window overlooking the side of the property.

GROUND FLOOR



We all agree that we have been instructed to market the property on the basis of the information provided by the seller. We have not carried out any independent investigation into the accuracy of the information provided. The seller is responsible for the accuracy of the information provided. We are not liable for any loss or damage suffered by the buyer as a result of the information provided.

Included Extras

Included in the sale of the property are all fixtures and fittings, all floor coverings, blinds, curtains, curtain poles and light fittings. In the kitchen the integrated induction hob, extractor hood, double oven and integrated fridge/freezer are included.

Gardens

The property benefits from a private front garden that is mostly laid to chips and has a path leading to the front of the property. The rear garden is fully enclosed and is paved for ease of maintenance.

Garage and Driveway

The mono-bloc driveway leads to a single garage which has power and is located at the side of the property.

Heating and Glazing

The property has a gas central heating system with new boiler and is fully double glazed throughout.

Home Report

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



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.