



BEAUTIFULLY PRESENTED MID TERRACE VILLA

OPEN PLAN KITCHEN

MODERN FAMILY BATHROOM

BRIGHT SPACIOUS LOUNGE/DINER

TWO DOUBLE BEDROOMS (PRINCIPAL WITH WALK-IN DRESSING AREA)

LOVELY VIEWS TO THE REAR



82 Woodlea Park
Sauchie, FK10 3BQ

OFFERS OVER
£128,000

Entrance

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

Entrance Hallway

Welcoming entrance hallway with laminate flooring and benefitting from a large walk-in storage cupboard and a further under stair cupboard. Access is given to the lounge and staircase to the upper level.

Lounge/Diner 20' 4" x 10' 2" (6.19m x 3.10m)

Bright spacious lounge overlooking the rear of the property with laminate flooring and two sets of French doors leading to the rear garden. There is ample room for a dining table and chairs and is open plan to the kitchen.

Kitchen 9' 9" x 7' 2" (2.97m x 2.18m)

Modern fitted kitchen which is open plan to the dining area and overlooks the front of the property with a good range of white, gloss wall and base units, complimentary worktops and flooring. There is a built-in oven with gas hob, fridge/freezer and integrated dishwasher with further space for a washing machine.

Upper Hallway

Carpeted upper hallway which gives access to all upper accommodation.

Principal Bedroom 13' 10" x 8' 6" (4.21m x 2.59m)

Good size principal bedroom with carpeted flooring, overlooking the rear of the property with fantastic views of the surrounding area. There is a large walk-in dressing area that could be converted to form an office (with the relevant permission).

Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)

Second double bedroom to the rear, again with lovely views, carpeted flooring and ample room for free-standing furniture.

Family Bathroom 9' 8" x 6' 2" (2.94m x 1.88m)

Modern family bathroom which has a white three piece suite with the electric shower over the bath, an opaque window to the rear, vinyl flooring and a storage cupboard which houses the boiler. Access is also given to the loft.

Heating & Glazing

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

Gardens

Private front garden which is easily maintained with paving slabs and a fully enclosed, south facing rear garden with artificial grass, stone chips and a wooden pergola.

Parking

On-street parking is available to the front of the property.

Included Extras

Included in the sale of the property are all curtains, blinds, curtain poles, light fitments, bathroom accessories and floor coverings. In the kitchen is the built in oven, gas hob, integrated dishwasher and the fridge freezer which is sold as seen. Also the wooden pergola in the rear garden.



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description and measurements of this property, errors or omissions may occur. The purchaser is advised to verify the accuracy of the information provided. The estate agent is not responsible for any errors or omissions. No liability is accepted for any loss or damage caused by the use of this information. March 2018



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.