



67, Old College View, Sauchie
By Alloa, Clackmannanshire FK10 3FF

Offers Over £213,500

County Estates are delighted to present to the market this modern three bedroom semi-detached villa situated within the sought after Old College View development in Sauchie.

The property is immaculately presented throughout, provides versatile family accommodation over two levels and comprises of; welcoming entrance hallway, bright and spacious lounge, modern fitted kitchen with open plan dining area and a downstairs w.c. On the upper level there are three bedrooms with the principal bedroom benefiting from an en-suite shower room and a family bathroom completes the accommodation on offer. The property further benefits from a private front garden, fully enclosed rear garden and a mono blocked driveway.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. There are a wide variety of Educational facilities such as nurseries, primary schools, and being in the catchment area for Craighbank primary. The county college is also within easy reach. Sauchie also boasts many recreational facilities including Schawpark golf club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail network providing easy access throughout the Central belt and onto the larger cities of Edinburgh, Glasgow and Perth.

Entrance

Access to the property is via a dark grey composite door with opaque glazing. Leading to:

Entrance Hallway 7' 1" x 7' 1" (2.16m x 2.16m)

Welcoming entrance hallway with oak effect laminate flooring and storage cupboard. Access to the downstairs w.c, lounge and staircase to the upper level.

Lounge 17' 1" x 9' 1" (5.20m x 2.77m)

Bright and spacious open plan lounge with large window overlooking the front of the property and oak effect laminate flooring.

Kitchen With Open Plan Dining Area

17' 6" x 8' 6" (5.33m x 2.59m)

Stylish fitted kitchen with a good range of white high gloss wall and base units with complimentary worktops and flooring. There is a built-in oven with a gas hob and extractor fan above, an integrated fridge/freezer and dishwasher. There is a large walk-in storage cupboard with power and lighting with space for a washing machine and a tumble dryer. The kitchen overlooks the rear garden and has an open plan dining area with French doors leading to the rear garden.

W.C

5' 10" x 3' 4" (1.78m x 1.02m)

Downstairs w.c, partially tiled with wash hand basin and w.c.

Upper Hallway

Upper hallway with a storage cupboard and access to all of the upper level accommodation and the loft.

Principal Bedroom 10' 2" x 10' 0" (3.10m x 3.05m)

Good size principal bedroom overlooking the front of the property with built-in double wardrobe and en-suite shower room.

En-Suite shower room 6' 5" x 4' 7" (1.95m x 1.40m)

Partially tiled en-suite shower room with white wash hand basin, w.c and separate shower enclosure with thermostatic shower and opaque window to the side.

Bedroom 2 13' 3" x 10' 0" (4.04m x 3.05m)

Second double bedroom overlooking the rear of the property with ample room for free-standing furniture.





Bedroom 3

10' 10" x 7' 0" (3.30m x 2.13m)

Bedroom 3 is a single bedroom which overlooks the rear and has carpeted flooring.

Family Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

Stylish family bathroom, partially tiled with modern light grey tiles and has a white three piece suite with a thermostatic shower over the bath and an opaque window to the front.

Gardens

The front garden is paved with decorative stone chips and the fully enclosed rear garden is mainly laid to lawn with a paved seating area, garden borders and a wooden garden shed.

Driveway

The property benefits from a mono blocked driveway providing parking for approximately two vehicles.



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, various light fittings and bathroom accessories. Also included is the built-in oven, gas hob and integrated fridge/freezer and dishwasher in the kitchen and the wooden garden shed.

Negotiable Extras

The negotiable extras in the property is the swing and slide in the rear garden.

Heating & Glazing

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

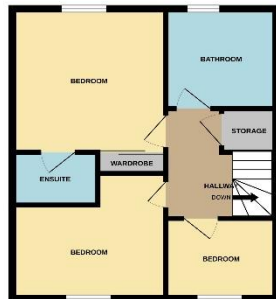
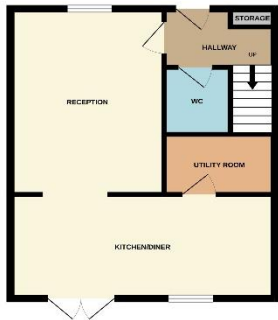
Home Report

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



GROUND FLOOR

1ST FLOOR



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