



PRIMROSE PROPERTIES

**6 St. Serfs Grove
Clackmannan, FK10 4SP**



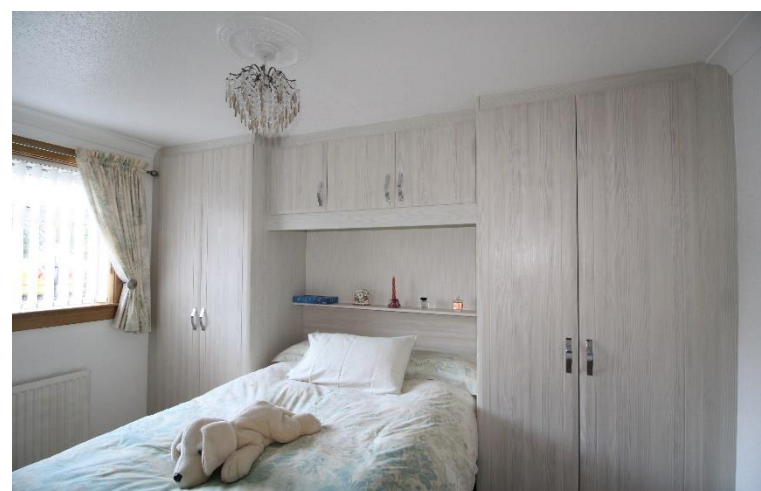
OFFERS OVER £159,950

Well maintained semi-detached bungalow set within the popular village of Clackmannan.

The property comprises: entrance hallway, lounge, dining kitchen, conservatory, two double bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. A driveway to the side leads to a single garage providing off street parking.

Clackmannan is a small village which offers a variety of local shops, health centre, nursery and primary school. Nearby Alloa offers larger supermarkets and wide range of educational facilities secondary schools and the recently refurbished college. Stirling University can be easily reached with a direct bus. For commuting, bus routes service Clackmannan into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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Entrance hallway 20' 8" x 2' 8" (6.29m x 0.81m)

Entrance hallway with carpeted flooring, two feature light fittings and one large single radiator. Built-in storage cupboard. Access to lounge, two double bedrooms, dining kitchen and family bathroom.

Lounge 14' 8" x 10' 4" (4.47m x 3.15m)

Bright spacious lounge with carpeted flooring, feature light fitting and large double radiator. Marble fireplace with gas fire. Large double glazed window overlooking the front of the property.

Dining Kitchen 15' 10" x 7' 7" (4.82m x 2.31m)

Dining kitchen fully fitted with wood effect wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated gas hob with electric oven below and built-in extractor hood above. Integrated fridge and space and plumbing for an automatic washing machine. Carpet tile flooring, seven down lighter spotlight light fittings and one large double radiator. Space for a table and chairs. Two double glazed windows to the side of the property. Access through to conservatory.

Conservatory 9' 3" x 8' 5" (2.82m x 2.56m)

Conservatory with carpet tile flooring, two wall mounted light fittings and large single radiator. Double glazed windows with french doors giving access out to the rear garden.

Master bedroom 6' 4" x 6' 1" (1.93m x 1.85m)

Master bedroom with carpeted flooring, standard light fitting and large single radiator. Fitted bedroom units. Double glazed window to the front of the property.

Bedroom 2 10' 1" x 8' 0" (3.07m x 2.44m)

Second double bedroom with carpeted flooring, standard light fitting and large single radiator. Built-in wall length fitted wardrobes. Double glazed window overlooking the rear of the property.

Family Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

Family bathroom fully tiled comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Tiled flooring, four down lighter spotlight light fittings and chrome heated towel rail. Fitted bathroom storage units. Opaque double glazed window to the rear of the property.

Heating and Glazing

The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

The front garden is laid with chips for easy maintenance. The rear garden is fully enclosed with a chipped drying area, slabbed patio area, greenhouse and storage shed.

Driveway and Garage

A large chipped and slabbed driveway to the side of the property leading up to a single garage provides off street parking for several vehicles.

Approximate Gross Internal Area
67.4 sq m / 725 sq ft

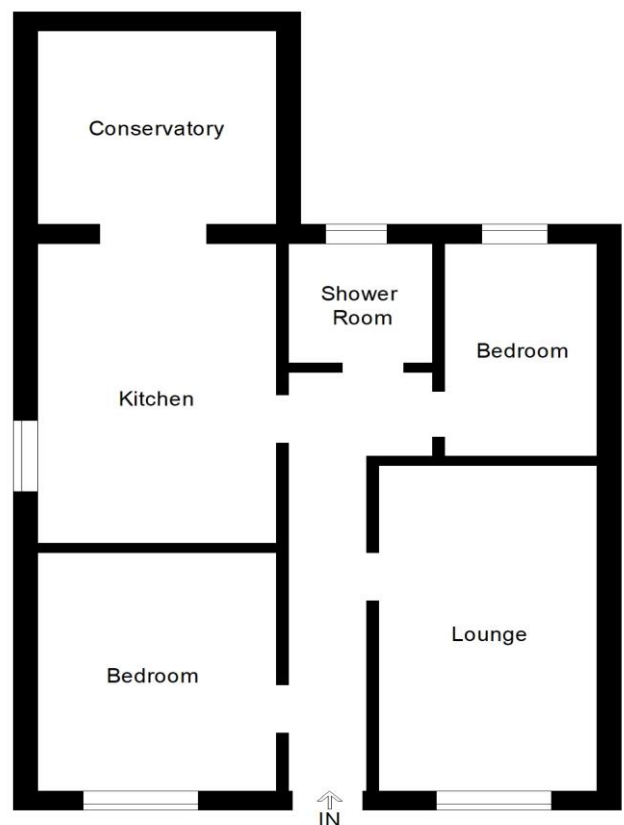


Illustration For Identification Purposes Only.
Not To Scale (ID:1023112 / Ref:86544)



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Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

