



**PRIMROSE PROPERTIES**

**12 Main Street  
Coalsnaughton, FK13 6JH**



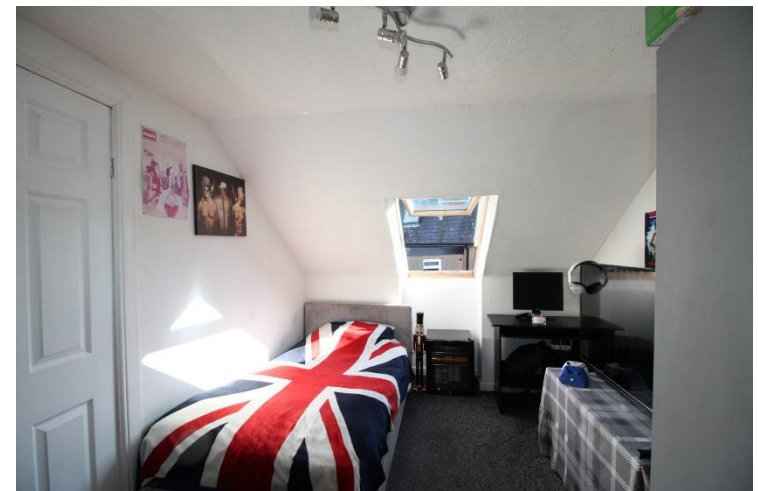
## **OFFERS OVER £159,950**

Well maintained semi-detached villa set within the popular village of Coalsnaughton.

The property comprises: entrance hallway, lounge, kitchen, four bedrooms, downstairs family bathroom and upstairs cloakroom. 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.

Coalsnaughton is a small village situated just south of Tillicoultry. Within the village there is a primary school, post office, convenience store and take away shop. The town of Alloa is only four miles away where you will find many shops, supermarkets, restaurants, hotels and leisure facilities. Alloa train station makes it easy to commute to the larger cities such as Stirling, Glasgow and Edinburgh.

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**Entrance vestibule** 3' 5" x 2' 8" (1.04m x 0.81m)

Entrance vestibule with carpeted flooring. Access to hallway.

**Entrance Hallway** 15' 0" x 2' 9" (4.57m x 0.84m)

Entrance hallway with carpeted flooring, two circular dome light fittings and one large double radiator. Two under stairs storage cupboards. Access to lounge, two double bedrooms, family bathroom and stairwell to upper level.

**Lounge** 14' 9" x 13' 0" (4.49m x 3.96m)

Lounge with grey wood effect laminate flooring, feature light fitment and large double radiator. Fireplace with modern electric fire. Two double glazed windows to the front of the property. Access through to kitchen.

**Kitchen** 10' 6" x 10' 6" (3.20m x 3.20m)

Modern kitchen fully fitted with grey glossy wall and base units. Contrasting worktops incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Integrated gas hob with electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing American style fridge/freezer. Cream tiled flooring, down lighter spotlight light fittings and one double radiator. Double glazed window to the rear of the property. A white wooden door gives access out to the rear gardens.

**Master bedroom** 13' 0" x 10' 2" (3.96m x 3.10m)

Master bedroom with carpeted flooring, four-tier spotlight light fitment and large double radiator. Space for free standing bedroom furniture. Double glazed window to the front of the property.

**Bedroom 2** 10' 6" x 10' 2" (3.20m x 3.10m)

Second double bedroom with carpeted flooring, four-tier spotlight light fitment and one double radiator. Space for free standing bedroom furniture. Double glazed window to the rear of the property.

**Family Bathroom** 5' 7" x 5' 8" (1.70m x 1.73m)

Family bathroom with wet wall panelling comprising of a white w.c., sink and Pshaped bath with wall mounted electric shower and shower screen. Vinyl flooring, standard light fitment and chrome heated towel rail. Double glazed window to the rear of the property.

**Upper Hallway**

Upper hallway with carpeted flooring and standard light fitment. One built-in storage cupboard and eaves storage space. Velux skylight window to the rear of the property. Access to two bedrooms and upstairs w.c.

**Bedroom 3** 14' 6" x 9' 2" (4.42m x 2.79m)

Third bedroom with carpeted flooring, four-tier spotlight light fitment and one double radiator. Space for free standing bedroom furniture. Double glazed Velux window to the rear of the property.

**Bedroom 4** 14' 8" x 8' 6" (4.47m x 2.59m)

Fourth bedroom with carpeted flooring, four-tier spotlight light fitment and one double radiator. Space for free standing bedroom furniture. Double glazed Velux window to the rear of the property.

**Upstairs Toilet** 4' 6" x 2' 9" (1.37m x 0.84m)

Upstairs w.c. with wet wall panelling comprising of a white w.c. and sink.

**Heating and Glazing**

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

**Gardens**

There is a fully enclosed private front garden which is laid to lawn. A slabbed pathway leads up to the front door entrance. Fully enclosed side and rear garden. To the side is a large shed with power and a garden shed. To the rear of the property is a decked patio area with pond and second decked area with power .

**Extras Included**

Included in the sale are all floor coverings, light fittings, curtain poles, blinds, curtains, bathroom fittings, integrated kitchen appliances, large shed, garden shed and wendy house.

**Parking**

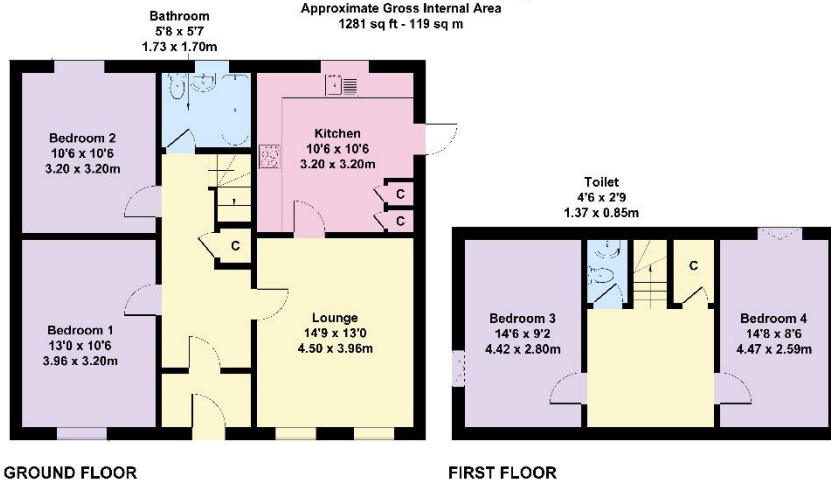
On street parking is available to the front and side of the property.



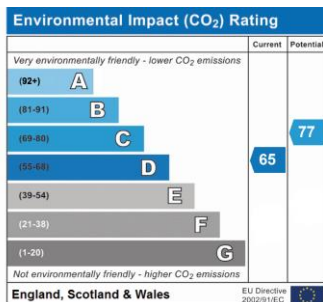
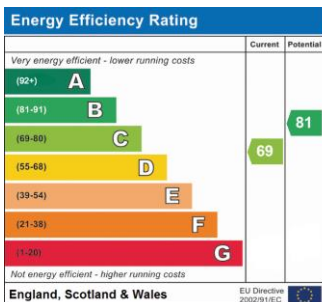


**12 Main Street, Coalsnaughton**

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



**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.

