



1, Inch Farm Cottages, Kincardine
FK10 4AJ

OFFERS OVER £158,000

County Estates are delighted to welcome to the market 1, Inch Farm Cottages, Kincardine.

Traditional semi-detached cottage situated in a rural location with views towards the River Forth on the outskirts of the village of Kincardine.

The property requires a degree of modernisation but once complete would make an ideal family home in a lovely rural setting and viewing is highly recommended.

Comprising of: Vestibule, entrance hallway, bright and spacious lounge and a recently installed stylish kitchen. There are three good size bedrooms and a family bathroom completes the accommodation on offer. The property is surrounded by private gardens with an area to the side providing parking for one/two vehicles.

Kincardine is a former fishing village set on the banks of the River Forth. Located between the towns of Alloa and Dunfermline, the village offers plenty of local amenities for everyday needs including a Post Office, supermarket, a variety of eateries and local shops, library and local primary school. Kincardine is close to the road network providing easy access throughout Fife and Clackmannanshire with the Clackmannanshire and Kincardine Bridges providing access across the River Forth to Falkirk and onto the motorway network for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

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

Vestibule

2' 7" x 2' 6" (0.79m x 0.76m)

Small vestibule with a further glazed door giving access to the entrance hallway.

Entrance Hallway

Spacious entrance hallway with built-in storage cupboard and carpeted flooring, providing access to the lounge, three bedrooms and the family bathroom.

Lounge

15' 1" x 11' 3" (4.59m x 3.43m)

Bright, spacious lounge with large double glazed window overlooking the front of the property, oak effect laminate flooring and a shelved alcove with small cupboard below. There is a traditional multi-fuel stove and access is given to the kitchen.

Dining Kitchen

12' 7" x 10' 6" (3.83m x 3.20m)

Stylish fitted dining kitchen with a good range of modern grey wall and base units, marble effect worktops, breakfast bar and tiled flooring. There is a built-in oven and microwave with an induction hob and an extractor fan above, an integrated dishwasher and fridge/freezer and a storage cupboard with space for a washing machine. There are two double glazed windows overlooking the rear, a further small window to the side and a door leading to the side garden.

Principal Bedroom

12' 6" x 11' 0" (3.81m x 3.35m)

Good size principal bedroom with a large window overlooking the front with views towards the River Forth, carpeted flooring and a built-in storage cupboard.

Bedroom 2

10' 10" x 10' 6" (3.30m x 3.20m)

Second double bedroom is to the rear of the property, with carpeted flooring, a built-in storage cupboard and has ample room for free-standing furniture.

Bedroom 3

8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom 3 is to the rear, has carpeted flooring and again benefits from a built-in storage cupboard.





Family Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

Partially tiled family bathroom with wash hand basin, w.c, bath with electric shower over the bath and an opaque window to the rear.

Heating & Glazing

The property benefits from a multi-fuel stove with back boiler and is fully double glazed throughout.

Gardens

The large front garden has views towards the River Forth, enjoys a south facing aspect and has mature plants and shrubs with a paved pathway leading to the front door entrance. The private rear garden is mainly laid to lawn with trees and shrubs.

Parking

The shared driveway leads to a parking area at the side of the property providing parking for one/two vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. In the kitchen is the integrated dishwasher and fridge/freezer and the built-in oven, microwave, induction hob and extractor fan above.

Negotiable Extras

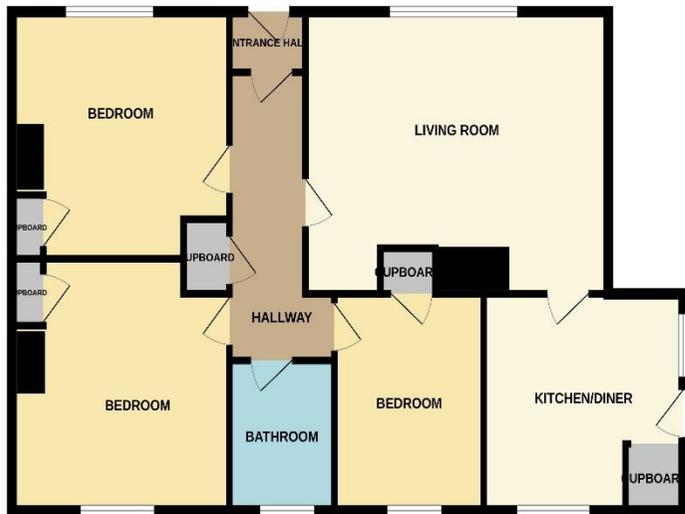
The negotiable extras in the property is the new bathroom suite which is still boxed.

Home Report

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description and floor plan, measurements of rooms, windows, fixtures and fittings are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustration purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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