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WELL PRESENTED GROUND FLOOR FLAT FITTED KITCHEN INNER HALLWAY GAS CENTRAL HEATING/DOUBLE GLAZING BRIGHT SPACIOUS LOUNGE GOOD SIZE DOUBLE BEDROOM FAMILY SHOWER ROOM PRIVATE FRONT/COMMUNAL REAR GARDEN



**23 Barnhill Drive** Tullibody, FK10 2RL

OFFERS OVER £63,500

## Entrance

Access to the property is via a white UPVC door with decorative glazing panel, leading to:

**Lounge**  $12'7'' \times 12'5'' (3.83m \times 3.78m)$ Bright, spacious lounge with two windows overlooking the front of the property and a further small window to the side. There is a built-in shelved alcove, the floor is carpeted and access is given to the kitchen and the inner hallway.

**Fitted Kitchen**  $9'5'' \times 6'7'' (2.87m \times 2.01m)$ The fully fitted kitchen is to the rear of the property and has a range of cream, high gloss wall and base units with contrasting worktops and a built-in oven with gas hob and extractor fan above and a washing machine. There are three storage cupboards, one housing the boiler and the other is a large walk-in cupboard where the fridge/freezer and electrics are situated.

**Inner Hallway**  $6'2'' \times 6'0'' (1.88m \times 1.83m)$ The inner hallway provides access to the principal bedroom and family shower room and also has a door giving direct access to the rear garden.

**Principal Bedroom**  $11' 10'' \times 9' 10'' (3.60m \times 2.99m)$ Good size double bedroom overlooking the front of the property with carpeted flooring and ample room for freestanding furniture.

Family Shower room $5' 4'' \times 5' 4'' (1.62m \times 1.62m)$ The fully tiled family shower room has an opaque window to<br/>the rear, a white wash hand basin, w.c and a corner shower<br/>enclosure with electric shower.

# **Heating & Glazing**

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

GROUND FLOOR



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## Gardens

There is a private front garden which is easily maintained with paving slabs and continues to the grassed section at the side providing access to the rear garden and also benefits from a wooden garden shed. The communal rear garden is mainly laid to lawn with a shared drying area and outdoor storage.

#### Parking

There is on-street parking to the front of the property.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, blinds, light fitments and bathroom accessories. Also included is the built-in oven, gas hob and extractor fan above, washing machine and fridge/freezer in the kitchen. Also the wooden garden shed in the side garden.

#### **Home Report**

To view the home report please contact us on - admin@county-estates.net





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.