



25, North Approach Road,
Kincardine, Clackmannanshire FK10 4NH

Offers Over £189,000

County Estates are delighted to bring to the market 25, North Approach Road, Kincardine.

Well presented, extended semi-detached villa situated close to all local amenities within the village of Kincardine. This spacious property provides flexible family living accommodation over two levels and comprises of: Vestibule, welcoming entrance hallway, bright, spacious lounge with dining area and a stylish fitted kitchen. There is a downstairs shower room, w.c and a large double bedroom. On the upper level there are a further three double bedrooms and a family bathroom. The property benefits from private gardens to the front and rear with a large driveway and single detached garage.

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 blue storm doors, leading to the entrance vestibule.

Vestibule

The entrance vestibule has laminate flooring and a lockable double glazed door that gives access to the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with carpeted flooring providing access to the kitchen, bedroom 4, shower room, w.c and the staircase to the upper level.

Bedroom 4

15' 0" x 12' 0" (4.57m x 3.65m)

Large double bedroom which is situated downstairs and could easily be used as a dining room/family sitting room. Overlooking the front of the property with carpeted flooring and a small storage cupboard which houses the electrics.

Fitted Kitchen

15' 7" x 7' 9" (4.75m x 2.36m)

Stylish fitted kitchen has a good range of grey high gloss wall and base units and further floor to ceiling units with complimentary worktops and splashback. There is an eight burner Range cooker with an extractor fan above, a fridge/freezer a dishwasher and French doors leading to the lounge.

Lounge/Diner

19' 10" x 12' 3" (6.04m x 3.73m)

Bright, spacious lounge with engineered oak flooring, two windows overlooking the rear, a further window to the side and a large Velux window letting lots of natural light to flow in. There is ample room for a dining table and chairs and an external door gives direct access to the rear garden.

Shower Room

13' 5" x 7' 5" (4.09m x 2.26m)

Large downstairs shower room with a window to the side, vinyl flooring and a jet shower cubicle. There is a washing machine and space for a sink and w.c.

W.C

5' 4" x 2' 7" (1.62m x 0.79m)

Downstairs w.c which has a small white vanity sink unit, w.c and vinyl click flooring.





Upper Hallway

Carpeted upper hallway with window overlooking the front and providing access to all the upper accommodation and the loft. The loft has been floored, there is a ladder for access and lighting.

Principal Bedroom

12' 11" x 12' 0" (3.93m x 3.65m)

Generous size principal bedroom overlooking the rear of the property with carpeted flooring and a large triple wardrobe with sliding doors.

Bedroom 2

10' 10" x 10' 0" (3.30m x 3.05m)

Second double bedroom to the front with a built-in double wardrobe with sliding doors, a further storage cupboard and ample room for free-standing furniture.

Bedroom 3

11' 4" x 8' 0" (3.45m x 2.44m)

Good size third double bedroom overlooking the rear of the property with laminate flooring and ample room for free-standing furniture.

Family Bathroom

7' 4" x 4' 4" (2.23m x 1.32m)

The family bathroom has a white three piece suite with a thermostatic shower over the bath and is fully tiled with chrome accessories and has an obscure window to the front.

Heating & Glazing

The property benefits from a gas central heating system (with a Hive control system) and is fully double glazed throughout.



Gardens

Private front garden which is easily maintained with stone chips and a decorative paved pathway leading to the front door entrance. Fully enclosed rear garden which enjoys a south facing aspect and has an area laid with artificial grass with garden borders. There is a further paved area with plants and shrubs which provides a lovely seating area. There is also a greenhouse. The property further benefits from outside security sensor lights and two outside external power points.

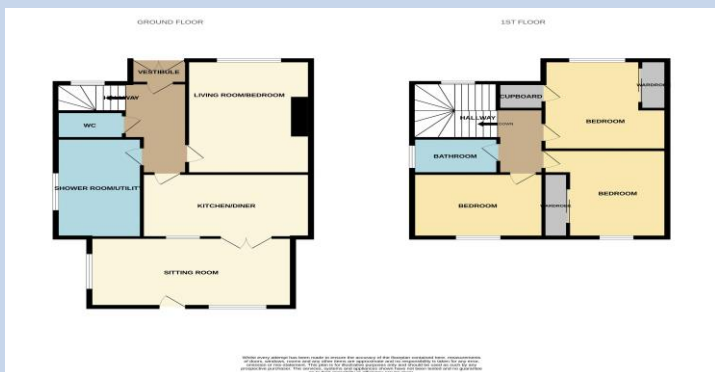
Driveway & Garage

There is a tarred driveway to the side to accommodate approx. 3/4 vehicles leading to a detached single garage with power and lighting. There is an external water supply at the driveway.

There is also a private carpark to the rear of the property for additional parking.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtains poles. The Range cooker, washing machine, dishwasher and fridge/freezer. Also the greenhouse in the rear garden.



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