



PRIMROSE PROPERTIES

17 Chapelhill Street
Kincardine, FK10 4QS



OFFERS OVER £149,950

Well maintained mid-terraced cottage situated within the popular village of Kincardine.

The property comprises: entrance porch, lounge, modern fitted kitchen, three 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 rear garden. A private chipped parking area is to the rear of the property.

Kincardine is a historic village set on the river Forth. The village has many local amenities such as a post office, supermarket, local shops, library, primary school and 18 hole golf course. The newly opened Clackmannan bridge provides easy access to the larger cities such as Stirling, Glasgow and Edinburgh.

18 Primrose Street , Alloa, FK10 1JG
Tel: 01259 222950 Email: sales@primrose-properties.co.uk
www.primrose-properties.co.uk





PRIMROSE PROPERTIES

17 Chapelhill Street
Alloa, FK10 4QS

Entrance Porch 4' 2" x 3' 6" (1.27m x 1.07m)

Entrance porch with wood effect laminate flooring. Access to hallway.

Hallway 11' 2" x 3' 1" (3.40m x 0.94m)

Entrance hallway with wood effect laminate flooring, standard light fitment and one single radiator. Access to lounge, bedroom/second public room and bathroom.

Lounge 14' 0" x 10' 4" (4.26m x 3.15m)

Lounge with wood effect laminate flooring, standard light fitment and large single radiator. Fireplace with log burner stove. Built-in alcove with shelves and under stairs storage cupboard. Double glazed window to the rear. Access to kitchen and stairs to upper level.

Downstairs bedroom/second public room 11' 4" x 10' 1" (3.45m x 3.07m)

Downstairs bedroom/second public room with wood effect laminate flooring, standard light fitment and large single radiator. Built-in storage cupboard with shelves housing the electrics. Double glazed window overlooking the front of the property.

Kitchen 12' 3" x 7' 5" (3.73m x 2.26m)

Modern kitchen fully fitted with wall and base units. Cream marble effect worktops incorporating a stainless steel sink with mixer and drainer tap. Integrated black glossy hob with built-in electric oven below. Space and plumbing for an automatic washing machine, dishwasher and upright fridge freezer. Wood effect laminate flooring and four down lighter spotlight light fitments. A white Upvc door gives access to rear garden and parking.

Family Bathroom 10' 7" x 5' 0" (3.22m x 1.52m)

Family bathroom partly tiled comprising of a white w.c., sink and bath with wall mounted shower off the gas mains. Tiled flooring, six down lighter spotlights, extractor fan and one single radiator. Wall mounted vanity unit with mirror doors. Built-in storage cupboard with shelves.

Master bedroom 9' 8" x 8' 4" (2.94m x 2.54m)

Master bedroom with carpeted flooring, circular dome light fitment and one double radiator. Wall length fitted wardrobes with panel sliding doors. Large double glazed window overlooking the rear of the property with excellent views of surrounding area.

Bedroom 2 14' 2" x 7' 8" (4.31m x 2.34m)

Second double bedroom with carpeted flooring, circular dome light fitment and small double radiator. Space for bedroom units. Double glazed window overlooking the front of the property.

Heating and Glazing

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

Gardens

To the front is a private garden laid with white chips for easy maintenance. To the rear is an enclosed patio area leading out to the chipped parking area. There is also to garden sheds with power.

Parking

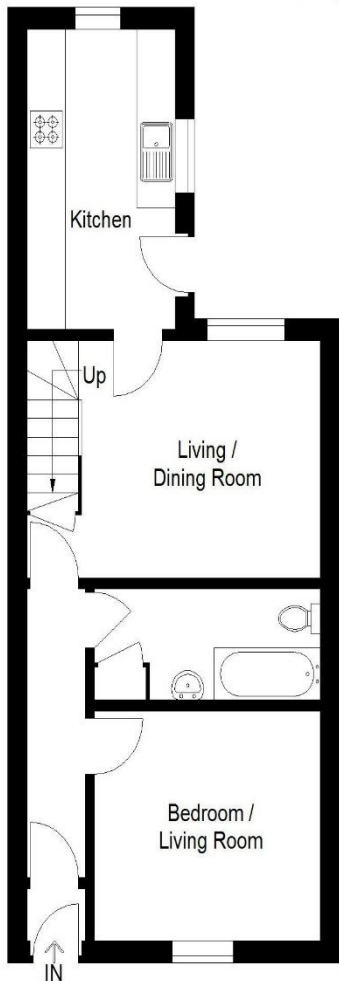
A chipped parking area is to the rear of the property.

Extras Included

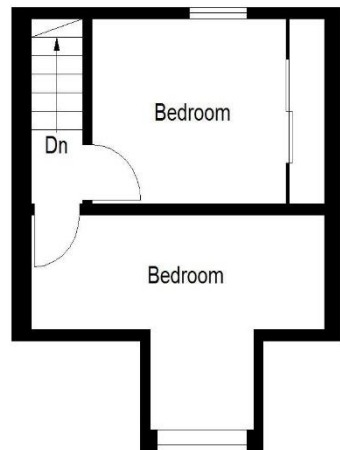
Included in the sale of the property are all floor coverings, carpets, light fitments, curtain poles, blinds, integrated kitchen appliances, log stove burner, bathroom fitments and two garden sheds.



Approximate Gross Internal Area
68.2 sq m / 734 sq ft



Ground Floor



First Floor



Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

Illustration For Identification Purposes Only.
Not To Scale (ID:1005488 / Ref:86019)

condition of the property. Its terms are not warranted and approximate only. Floorplans are for illustration only and may

