



PRIMROSE PROPERTIES

**11 Parkhead Road
Sauchie, FK10 3BL**



OFFERS OVER £209,000

Well maintained traditional semi-detached villa situated within the popular village of Sauchie.

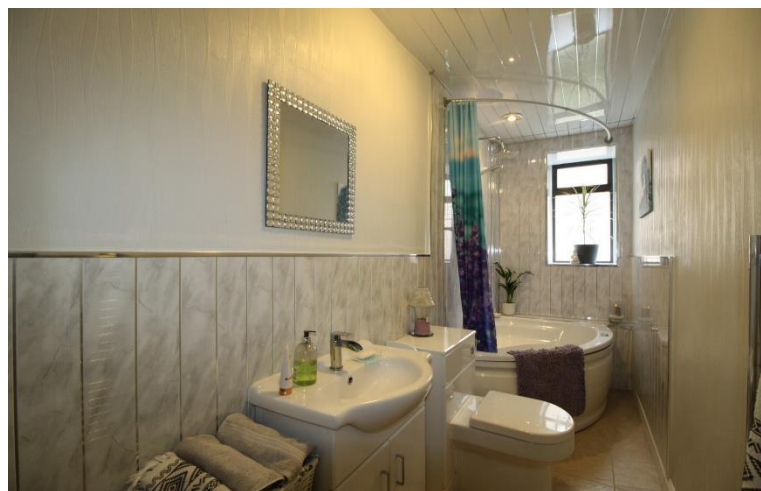
The property comprises: entrance vestibule, hallway, lounge, dining room, modern fitted kitchen, three double bedrooms (two with en-suites) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed large rear gardens. A large driveway to the side of the property provides off street parking for several vehicles.

Sauchie is a small village close to the town of Alloa. The main street has several local shops, a Post Office, restaurant, pub, library and larger supermarkets are available in nearby Alloa. Also in Sauchie is the Clackmannanshire Community Healthcare Centre which provides a wide range of outpatient services and GP practices. There are various nursery and primary schools. The Gartmorn Dam offers scenic nature walks and is also ideal for fishing, horse riding or cycling. There is also an 18-hole golf course, local football stadium and village hall. For commuting, bus routes service Sauchie into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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Vestibule 4' 3" x 1' 7" (1.29m x 0.48m)

Vestibule with tiled flooring. Storage cupboard housing the electrics. Access through to entrance hallway.

Entrance hallway 19' 8" x 4' 3" (5.99m x 1.29m)

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

Lounge 13' 8" x 13' 4" (4.16m x 4.06m)

Spacious lounge with wood effect laminate flooring, traditional cornice with feature light fitment. modern electric panel heater and one double radiator. Fireplace with marble hearth and Resin fire surround. Built-in storage cupboard with louvre doors. Double glazed window to the front of the property.

Dinning Room/Public Room 15' 8" x 12' 4" (4.77m x 3.76m)

Dinning room or second public room with wood effect laminate flooring, standard light fitment and one double radiator. Fireplace with gas fire. Double glazed window to the rear of the property. Access to kitchen and stairwell to upper level.

Kitchen 11' 4" x 7' 3" (3.45m x 2.21m)

Modern kitchen fully fitted with white glossy wall and base units. Black marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric induction hob with extractor hood above. Built-in electric oven. Space and plumbing for an automatic washing machine, tumble dryer and space for free standing upright fridge/freezer. Wood effect vinyl flooring, four-tier spotlight light fitment and grey wall mounted radiator. double glazed windows to the rear and side of the property. A white UPVC door gives access out to the rear garden.

Bedroom 3 15' 1" x 9' 10" (4.59m x 2.99m)

Downstairs double bedroom with wood effect laminate flooring, standard light fitment and large double radiator. Space for free standing bedroom furniture. Double glazed window overlooking the front of the property.

Family bathroom 13' 7" x 4' 1" (4.14m x 1.24m)

Downstairs family bathroom comprising of a white w.c., sink and jacuzzi corner bath with wall mounted shower off the gas mains. Tiled flooring, circular dome light fitments an chrome heated towel rail. Opaque double glazed window to the side of the property.

Master Bedroom 15' 1" x 12' 5" (4.59m x 3.78m)

Master bedroom with carpeted flooring, feature light fitment and large double radiator. Space for free standing bedroom furniture. Two double glazed Velux windows. Access to en-suite.

En-suite 7' 8" x 6' 1" (2.34m x 1.85m)

En-suite comprising of a white w.c, sink and bath with hand held shower off the mixer tap. Vinyl flooring, circular dome light fitments and one single radiator. Wall mounted vanity unit with mirror door. Double glazed Velux window.

Bedroom 2 14' 5" x 9' 8" (4.39m x 2.94m)

Second double bedroom with carpeted flooring, standard light fitment and large single radiator. Space for free standing bedroom furniture. Double glazed Velux window. Access to en-suite.

En-suite 2 7' 3" x 4' 3" (2.21m x 1.29m)

En-suite comprising of a white w.c., sink and corner shower cubicle with electric wall mounted shower. Vinyl flooring, spotlight light fitment and extractor fan.

Gardens

The front garden is laid with chips for easy maintenance. The large rear garden is fully enclosed with a large slabbed area. A slabbed path with lawn on either side leads to the rear of the garden. To the left side is a chipped area, green house and decked patio. A wooden garage, storage shed and wooden storage house.

Parking

A large driveway to the side leading to the rear of the property provides off street parking for several vehicles.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, integrated kitchen appliances, bathroom fitments, greenhouse, wooden garage and wooden storage house.



Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft

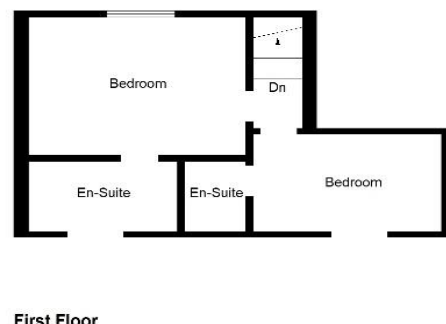
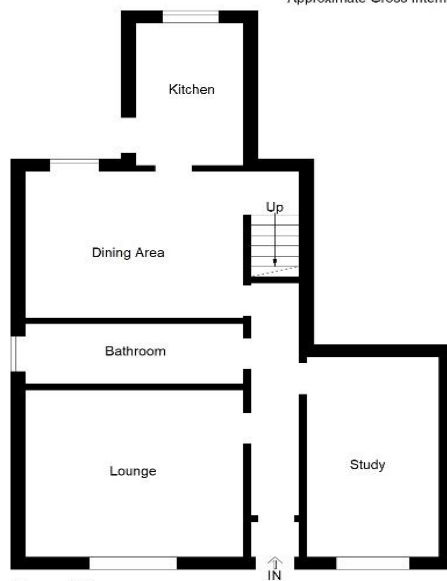


Illustration For Identification Purposes Only. Not To Scale (ID1013321 / Ref.86267)

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.

