



**PRIMROSE PROPERTIES**

**35 Silver Street  
Kincardine, FK10 4NS**



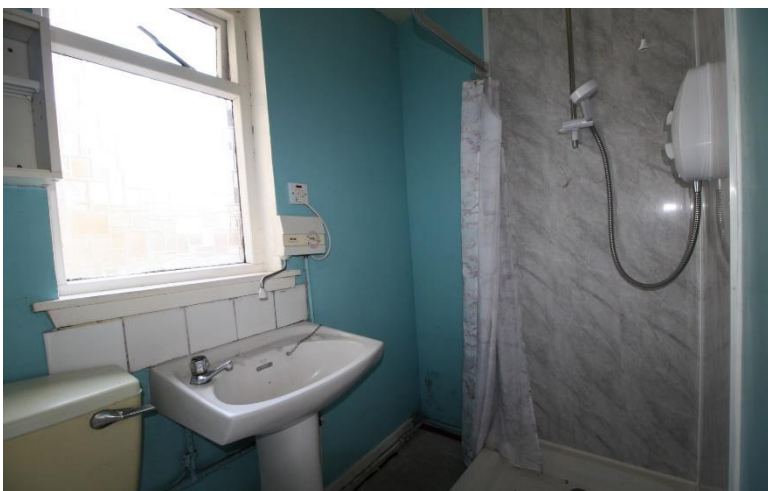
## **OFFERS OVER £44,995**

Traditional ground floor cottage flat in need of modernisation set within the village of Kincardine.

The property comprises: entrance porch, hallway, open plan lounge/kitchen, double bedroom and shower room. The property is heated by a gas central heating system and is mainly double glazed throughout. Further benefiting the property is a good sized private rear garden.

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







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### Access

Access to the property is from the rear of the building.

### Entrance Porch 3' 8" x 3' 5" (1.12m x 1.04m)

Entrance porch giving access to hallway and bathroom.

### Entrance Hallway 9' 3" x 3' 6" (2.82m x 1.07m)

Entrance hallway with standard light fitment and small double radiator. large walk-in storage cupboard with shelves. Access to lounge/kitchen and bedrooms.

### Lounge 13' 7" x 10' 6" (4.14m x 3.20m)

Open plan lounge with standard light fitment and large double radiator. Double glazed window to the front of the property. Open plan to kitchen.

### Kitchen Area 10' 8" x 3' 0" (3.25m x 0.91m)

Kitchen area with fitted base and wall unit. Worktops incorporating a stainless steel sink. Integrated electric hob with electric oven below. Space for an automatic washing machine and space for a free standing fridge/freezer. single glazed window to the rear of the property. Open plan to lounge.

### Bedroom 1 13' 5" x 10' 9" (4.09m x 3.27m)

Master bedroom with standard light fitment and one double radiator. Walk-in storage cupboard housing the electrics. Double glazed window to the front of the property.

### Bathroom 4' 0" x 6' 9" (1.22m x 2.06m)

Family shower room comprising of a white w.c., sink and walk-in shower cubicle with wall mounted electric shower. Standard light fitment and small double radiator. Opaque window to rear of the property.

### Heating and Glazing

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

### Gardens

To the rear of the property is a large private garden with garden shed and greenhouse.



Approximate Gross Internal Area = 49.7 sq m / 535 sq ft

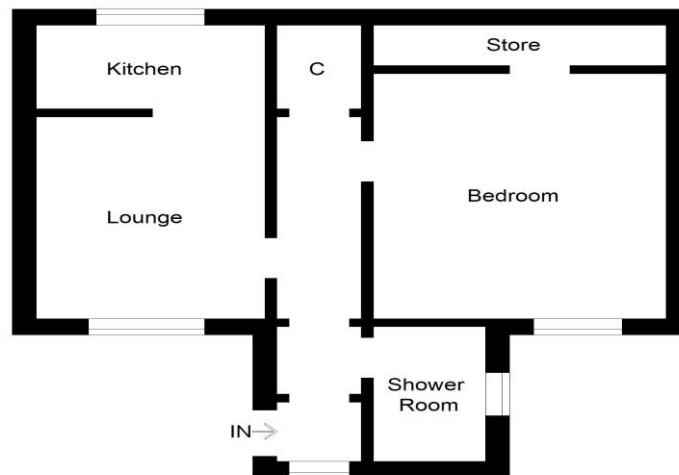


Illustration For Identification Purposes Only. Not To Scale (ID:1050154 / Ref:87198)

**Viewings**

By appointment through Primrose Properties

**01259 222950**

[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

**Opening Hours**

Mon – Fri 9am-5pm

Sat 9:30am-1pm

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.

