



**PRIMROSE PROPERTIES**

**134 Devonway  
Clackmannan, FK10 4LE**



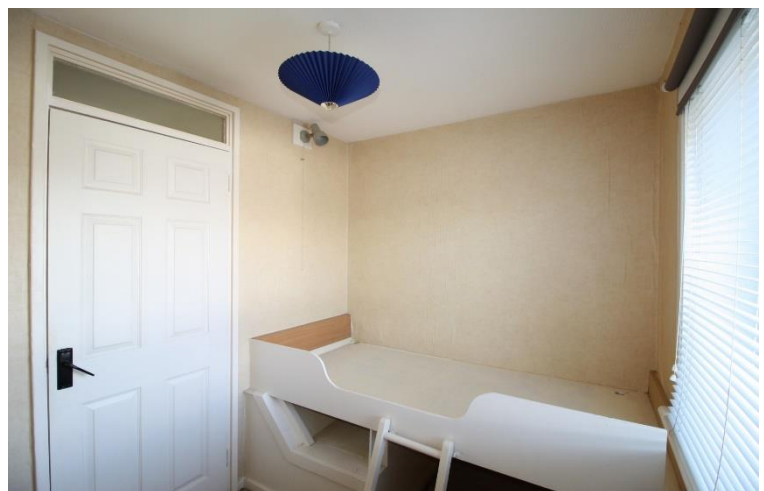
## **OFFERS OVER £119,950**

End terraced villa set within the popular village of Clackmannan.

The property comprises: entrance hallway, lounge/dining room, conservatory, 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 fully enclosed rear garden. Residents parking available to the front and rear of the property.

Clackmannan is a small village which offers a variety of local shops, health centre, nursery and primary school. Nearby Alloa offers larger supermarkets and wide range of educational facilities secondary schools and the recently refurbished college. Stirling University can be easily reached with a direct bus. For commuting, bus routes service Clackmannan 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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#### **Entrance Hallway**

Entrance hallway with carpeted flooring, standard light fitment and one single radiator. Under stairs storage cupboard housing the electrics. Access to lounge/dining room, kitchen and stairs to upper level

#### **Lounge** 12' 1" x 11' 3" (3.68m x 3.43m)

Lounge with carpeted flooring, three-tier feature light fitment and one double radiator. Large double glazed window to the front of the property. Open plan through to dining area.

#### **Dining Room** 9' 6" x 7' 8" (2.89m x 2.34m)

Dining room with carpeted flooring, three-tier feature light fitment and one double radiator. Access to conservatory, kitchen and open plan to lounge.

#### **Conservatory** 9' 7" x 6' 7" (2.92m x 2.01m)

Conservatory with carpeted flooring, six down lighter spotlight light fittings and one double radiator. Several double glazed glass panels with French doors giving access out to the rear garden.

#### **Kitchen** 9' 8" x 9' 5" (2.94m x 2.87m)

Kitchen fully fitted with white wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated gas hob with built-in electric cooker below and extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Vinyl flooring, three-tier feature light fitment and one double radiator. A brown UPVC door gives access out to the rear garden. Double glazed window to the rear of the property. Access to lounge, rear garden and entrance hallway.

#### **Upper Hallway**

Upper hallway with carpeted flooring and standard light fitment. Access to three bedrooms, bathroom and attic.

#### **Bedroom 1** 11' 1" x 9' 7" (3.38m x 2.92m)

Double bedroom with carpeted flooring, standard light fitment and one double radiator. Two built-in storage cupboards. Double glazed window to the rear of the property.

#### **Bedroom 2** 9' 8" x 9' 1" (2.94m x 2.77m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe with mirror sliding doors. Double glazed window to the front of the property.

#### **Bedroom 3** 8' 4" x 6' 6" (2.54m x 1.98m)

Single bedroom with carpeted flooring, standard light fitment and small double radiator. Space for bedroom units. Double glazed window to the front of the property.

#### **Family Bathroom** 6' 4" x 5' 9" (1.93m x 1.75m)

Family bathroom tiled with some wet wall panelling comprising of a white w.c., sink and large walk-in shower cubicle with wall mounted shower. Vinyl flooring, three down lighter light fittings and chrome heated towel rail. Opaque double glazed window to the rear of the property.

#### **Heating and Glazing**

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

#### **Gardens**

The front garden is fully enclosed by a black wrought iron fence. The garden is laid with chips for easy maintenance and a slabbed pathway leads up to the front door entrance. The rear garden is fully enclosed by a wooden fence with wooden gate giving access out to the rear of the property. The garden has a slabbed patio area, drying area and a garden shed.

#### **Parking**

Residents parking bays are available to the front of the property and parking also available to the rear of the building.

#### **Extras Included**

Included in the sale of the property are all light fittings, curtain poles, blinds, integrated kitchen appliances, automatic washing machine, bathroom fittings and garden shed.



Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

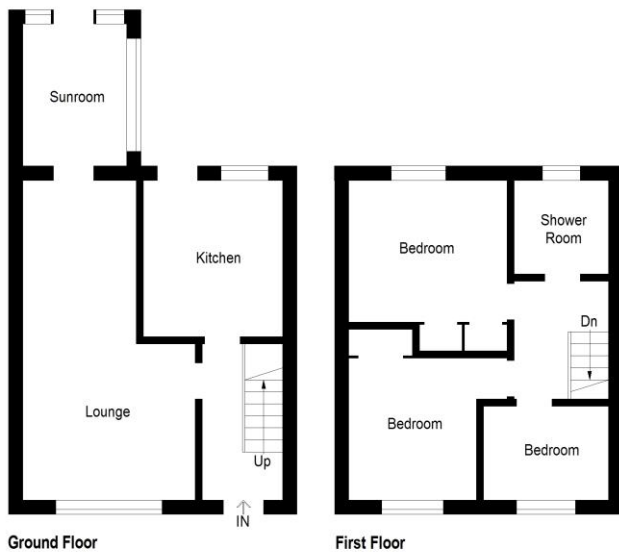


Illustration For Identification Purposes Only. Not To Scale (ID:1056372 / Ref:87352)

**Viewings**

By appointment through Primrose Properties

01259 222950

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**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.

