



PRIMROSE PROPERTIES

**1 Castle Street
Clackmannan, FK10 4EJ**



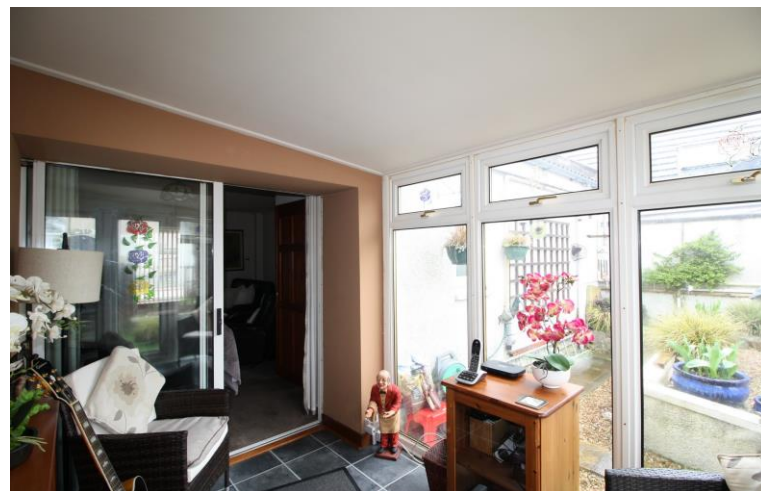
OFFERS OVER £119,950

Well maintained mid terraced cottage bungalow situated within the popular village of Clackmannan.

The property comprises spacious lounge, modern fitted kitchen, conservatory, double bedroom and shower room. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a fully enclosed private rear garden with an outbuilding with power and plumbing. On street parking available to the front 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 easy 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 Vestibule 4' 3" x 3' 6" (1.29m x 1.07m)

Entrance vestibule with carpeted flooring, standard light fitment and one single radiator. Wall mounted cupboard housing the electrics. Access through to the lounge.

Lounge 16' 9" x 16' 5" (5.10m x 5.00m) at widest points

Spacious lounge with carpeted flooring, two feature light fitments and large double radiator. Fireplace with gas fire. Double glazed window to the front of the property. Double glazed patio doors give access to the conservatory. Access to kitchen, conservatory and bedroom.

Kitchen 10' 7" x 6' 1" (3.22m x 1.85m)

Modern kitchen fully fitted with light grey coloured glossy wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated black gas hob. Built-in double oven. Space for a free standing upright fridge/freezer and space for a small dishwasher. Grey wood effect laminate flooring, three circular dome light fitments and one single radiator. Small double glazed window looking out to the rear garden.

Conservatory 9' 4" x 6' 8" (2.84m x 2.03m)

Conservatory with double glazed glass panels. Grey tile effect laminate flooring and one large single radiator. French doors give access out to the rear gardens.

Bedroom 11' 9" x 9' 4" (3.58m x 2.84m)

Double bedroom with carpeted flooring, standard light fitment and large single radiator. Fitted bedroom units/wardrobes. Double glazed window to the front of the property. Access through to shower room.

Shower Room 9' 0" x 6' 0" (2.74m x 1.83m)

Shower room tiled with some wood panelling comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. Carpet flooring, two circular dome light fitments and one single radiator. Large airing cupboard housing the gas combination boiler.

Heating and Glazing

The property is heated by a gas central heating system(new boiler installed March 2024) and is fully double glazed throughout.

Rear Garden

The rear garden is fully enclosed with a patio area laid with artificial grass for easy maintenance. There is also an outbuilding with power and plumbing for an automatic washing machine.

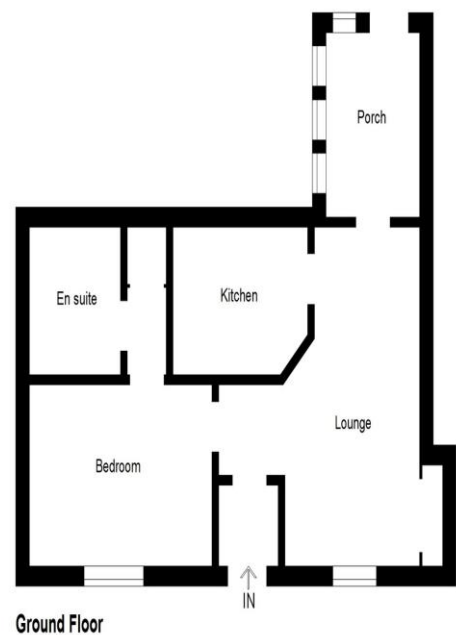
Parking

On street parking available to the front of the property.

Extras Included

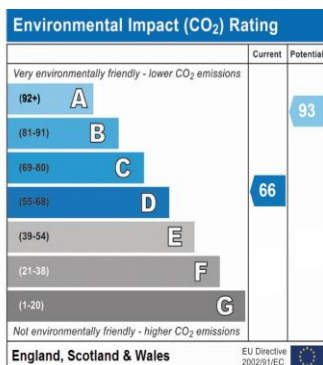
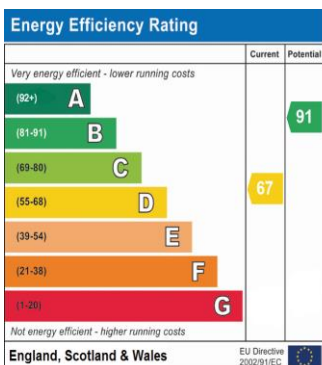
Included in the sale are all floor coverings, light fitments, curtain poles, blinds, integrated kitchen appliances and bathroom fitments.

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1063318 / Ref:87544)



Viewings
 By appointment through Primrose Properties
 01259 222950
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.

