



**WELL PRESENTED GROUND FLOOR FLAT**

**BRIGHT SPACIOUS LOUNGE**

**MASTER BEDROOM**

**PRIVATE FRONT GARDEN**

**ENTRANCE HALLWAY**

**FITTED KITCHEN**

**FAMILY SHOWER ROOM**

**GAS CENTRAL HEATING/DOUBLE GLAZING**



**74 Sprotwell Terrace**  
Sauchie, FK10 3NL

**OFFERS OVER**  
**£59,000**

### Entrance

Access is to the side of the property via white composite door.

### Entrance Hallway

Welcoming entrance hallway giving access to all accommodation. Large, walk-in storage cupboard.

### Lounge

14' 4" x 12' 11" (4.37m x 3.93m)

Bright and spacious lounge overlooking the front of the property with electric fire and surround. Built-in cupboard housing the electrics.

### Fitted Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

Modern, fitted kitchen overlooking the rear with a range of wall and base units with cream marble effect worktop. Built-in electric oven, gas hob with extractor fan above. Space for washing machine and fridge/freezer.

### Master Bedroom

14' 5" x 10' 6" (4.39m x 3.20m)

Good size double bedroom to the front with two built-in storage cupboards and fitted wardrobe with mirror sliding doors. Ample room for free-standing furniture.

### Family Bathroom

6' 3" x 5' 0" (1.90m x 1.52m)

Family bathroom with white two piece suite and shower enclosure with electric shower. Partially tiled with opaque window to the rear.

### Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

### Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains, curtain poles, blinds, light fittings and bathroom accessories. Built-in electric oven and gas hob with extractor fan above.

### Gardens

The property benefits from a private front garden which is laid to lawn and a communal rear garden laid to lawn with drying area.

### Parking

The property benefits from on-street parking.

### Home Report

To view the Home Report for this property visit the packdetails website by searching; "packdetails" [www.packdetails.com](http://www.packdetails.com)

Reference: HP 699607

Postcode: FK10 3NL



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and should not be relied upon for any legal purpose. The floorplan is intended as a guide only and does not constitute an offer of any property. The floorplan is intended as a guide only and does not constitute an offer of any property. The floorplan is intended as a guide only and does not constitute an offer of any property. The floorplan is intended as a guide only and does not constitute an offer of any property.



### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.