



CATHANELLE, FORESTMILL
CLACKMANNANSHIRE
FK10 3QL

OFFERS OVER £203,000

County Estates are delighted to bring to the market this modern, detached chalet villa situated in the semi-rural hamlet of Forestmill. This well presented property with accommodation over two levels is sure to suit a variety of buyers and comprises of: Spacious entrance hallway, lounge with dining area, fitted kitchen with utility room, downstairs bedroom and w.c. On the upper level there are a further three bedrooms and a family bathroom completes the accommodation on offer. The property is surrounded by private, well maintained gardens with driveway and detached garage. Forestmill is a small hamlet on the outskirts of Clackmannanshire approximately 5 miles from Dollar. Nearby Dollar provides plenty of local amenities including Post Office, local supermarkets, library, banks and the renowned private education facility of Dollar Academy. Leisure facilities include Dollar Golf Course and the historic Castle Campbell with many footpaths throughout the picturesque setting of Dollar Glen. Ideal for commuting to Stirling, Edinburgh, Glasgow and Perth.

Entrance

Access to the property via dark wood effect UPVC door with decorative glazing panel. Leading to:

Entrance Hallway

Welcoming entrance hallway with built-in storage cupboard. Access to w.c, bedroom, kitchen, lounge and staircase to upper level.

Lounge

18' 9" x 11' 5" (5.71m x 3.48m)

Bright, spacious lounge with bay window overlooking the front of the property with dining area to the rear.

Dining Area

10' 4" x 9' 1" (3.15m x 2.77m)

Dining area to the rear of lounge with ample room for table and chairs. Sliding patio doors give access to the rear garden.

Breakfasting Kitchen

10' 3" x 8' 2" (3.12m x 2.49m)

Fitted breakfasting kitchen to the rear of the property with a good range of oak effect wall and base units. Built-in electric oven, gas hob and extractor fan above. Room for table and chairs and access to utility room.

Utility Room

8' 3" x 5' 6" (2.51m x 1.68m)

Utility room with upright fridge/freezer, washing machine and dishwasher. Door leading to rear garden.

Bedroom 4 (Downstairs)

11' 8" x 9' 6" (3.55m x 2.89m)

Fourth double bedroom which is downstairs and overlooks the front of the property with ample room for free-standing furniture.

W.C

5' 5" x 3' 5" (1.65m x 1.04m)

Downstairs w.c, fully tiled with light grey wash hand basin and w.c. Obscure window to side.

Upper Hallway

Upper hallway with built-in storage cupboard. Access to all upper accommodation and loft.





Principal Bedroom

13' 11" x 11' 10" (4.24m x 3.60m)

Generous size principal bedroom with built-in triple wardrobe with mirror sliding doors. Overlooking the side of the property and benefitting from en-suite shower room.

Bedroom 2

11' 0" x 8' 9" (3.35m x 2.66m)

Second double bedroom to rear with built-in wardrobe and ample room for free-standing furniture.

Bedroom 3

11' 0" x 8' 9" (3.35m x 2.66m)

Third bedroom to rear with ample room for free-standing furniture.

En-suite shower room

6' 4" x 4' 5" (1.93m x 1.35m)

Modern en-suite shower room with Velux window. Partially tiled with vanity sink unit, w.c and corner shower enclosure with electric shower.



Family Bathroom

7' 5" x 6' 4" (2.26m x 1.93m)

Partially tiled family bathroom with vanity sink unit, w.c and corner bath.

Heating & Glazing

The property is double glazed throughout and has a LPG heating system.

Included Extras

Included in the sale of the property are all carpets and floor covering, blinds, various curtains, curtain poles, light fittings and bathroom accessories. Built-in oven and hob with extractor fan above and washing machine, dishwasher and fridge/freezer in the utility room. Also wooden garden shed in rear garden.

Negotiable Extras

The negotiable extras in the property are various items of furniture.

Gardens

Fully enclosed, well maintained gardens, mainly to the side of the property, which enjoy a south facing aspect and are laid to lawn with garden borders with mature trees and plants. Fully enclosed rear garden, mainly paved for ease of maintenance with a raised timber decked patio area and wooden garden shed.

Driveway & Garage

The property benefits from a driveway to the side providing off-street parking for approx. 2 vehicles and leads to a single detached garage.



Home Report

www.packdetails.com

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