



61 PITFAIRN ROAD FISHCROSS

This stylish DETACHED FAMILY HOME is pleasantly positioned in an exclusive development in a desirable non estate location, not overlooked from front or rear and enjoying far reaching panoramic views to the rear over the Ochil Hills.

The property provides spacious well arranged accommodation over two levels comprising on the ground floor entrance vestibule, reception hall, downstairs toilet/cloakroom, lounge, fantastic family room/diningroom, fitted kitchen, utility room, play room/bedroom 5. On the upper floor four excellent bedrooms (master ensuite) and family bathroom. Double glazing. Gas fired central heating. Gardens to front including driveway and parking. Private enclosed gardens to rear.

OFFERS OVER £190,000



GENERAL DESCRIPTION

This substantial family home is pleasantly situated within an exclusive development in a desirable non estate location, not overlooked from the front or rear, backing onto farmland and with panoramic far reaching views to the Ochil Hills and beyond.

This stylish property is of a style successful in design offering spacious well arranged accommodation over two levels providing a degree of flexibility in its use.

Comprises welcoming entrance vestibule, reception hallway, ground floor toilet/cloakroom, spacious lounge with focal fireplace and hearth and twin doors connecting to the superb familyroom/diningroom which inturn features two sets of double glazed french doors to the rear leading onto timber decked seating area, fully appointed fitted kitchen with utility room off, and playroom/sittingroom/bedroom 5. On the upper floor the U shaped upper hallway connects to four excellent bedrooms, all having built-in wardrobes, the master bedroom featuring stylish ensuite shower room, and stylish family bathroom. The garden grounds to the front are well laid out with lawn and miscellaneous flowering plants and shrubs and incorporates long driveway and two car parking bay, the rear gardens are enclosed by timber fencing to provide a degree of privacy and seclusion and are well laid out with large timber decked seating area, lawn, paved patio area, golden gravel area, pergola with flowering Clematis plant, shrubs and flower beds and small pond with water feature.

This superior property will be of broad appeal to the discerning client seeking a flexible or an adaptable family home. Full appreciation on internal inspection.

LOCATION

The village of Fishcross is pleasantly positioned within both Clackmannanshire and the Central Region. Local primary school is within walking distance with secondary schooling catered for in nearby Alloa. Private sector schooling available at Dollar Academy approximately 5 miles away and Beaconsburst in Bridge of Allan. Fishcross enjoys a central location for commuters to Stirling, Kinross, Perth, Dunfermline, Edinburgh and Glasgow. There are excellent shopping facilities available in nearby Alloa and Stirling just a little further afield. Alloa railway station provides a regular service to Stirling and an hourly service to Glasgow. Recreational facilities are well catered for with several golf courses within the vicinity, beautiful country walks and Gartmorn Dam Nature Reserve also nearby.

ACCOMMODATION

All sizes are approximate

ENTRANCE VESTIBULE:

5'6 X 5'1 (1M67 X 1M54)

Enter via upvc storm door with paned and leaded glass window into the welcoming vestibule. Ceramic tiled floor. Halogen downlights. Storage cupboard. Doors to reception hall.

RECEPTION HALL:

13'0 X 5'9 (3M96 X 1M75)

Long central reception hallway providing access to ground floor accommodation. Stairs to upper floor with useful cupboard under. Two ceiling light fittings. Fitted carpet. One radiator.

TOILET/CLOAKROOM:

Fitted with white two piece suite. Ceramic tiled floor. Ceiling light fitting. Extractor fan. One radiator.

LOUNGE:

16'4 X 11'8 (4M96 X 3M54)

A bright spacious principal apartment with wide double glazed picture window formation to the front. Focal stone fireplace and hearth incorporating living flame gas fire. Plain coving surround to ceiling. Ceiling light fitting. Radiator. Twin doors leading to familyroom/diningroom.

FAMILYROOM/DININGROOM:

17'9 X 9'10 (5M41 X 2M99)

This area could be best described as the hub or interactive social part of the home with dedicated area for dining table, chairs and associated furniture and area for occasional furniture. Twin sets of double glazed french doors to the rear from where there are fantastic views over the Ochil Hills and lead onto the large timber decked seating area to the rear. Laminate flooring. Strategically placed halogen downlights. Plain coving surround to ceiling. Radiator. Door to kitchen.

KITCHEN:

9'4 X 9'0 (2M84 X 2M74)

Well appointed with a range of quality units at both floor and wall levels, wall units finished with pelmets and corning with concealed underlighting. Ample contrasting working surfaces incorporating 1 ? bowl stainless steel sink and side drainer. Ceramic tiled splashback. Integrated stainless steel oven, gas hob and extractor fan. Ceramic tiled floor. Radiator. Double glazed window formation to the rear. Door to utility room.

UTILITY ROOM:

6'11 X 5'6 (2M10 X 1M68)

Fitted with a range of floor units with complementary working surface with stainless steel sink. Ceramic tiled splashback. Wall



mounted gas central heating boiler. Space and plumbed for automatic washing machine and space for fridge freezer. Ceramic tiled floor. Walk-in pantry. Ceiling light fitting. Door to side giving access to the garden.

**SITTINGROOM/PLAYROOM/BEDROOM 5:
15'2 X 9'0 (4M62 X 2M74)**

A flexible room providing varied potential either as an informal tv/sittingroom, a playroom or as a ground floor double bedroom. Twin sectioned double glazed window formation to the front. Laminate flooring. Halogen downlighting. One radiator.

UPPER LANDING:

Access via carpeted stairway from the reception hall, the upper landing connects to four bedrooms and bathroom. Two storage cupboards. Ceiling hatch to floored loft. Fitted carpet.

MASTER BEDROOM:

12'5 X 11'8 (3M78 X 3M55)

A generous proportioned double bedroom with double glazed window formation to the front. Four mirror fronted sliding doors to wardrobe fitted internally with hanging rail and shelves. Ample room for free standing bedroom furniture. Strategically placed halogen downlights. Fitted carpet. One radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM:

5'10 X 5'8 (1M78 X 1M72)

Fitted with white suite comprising shower cubicle, shower fitted over, w.c. and pedestal wash hand basin. Part ceramic wall tiling. Ceramic tiled floor. Ceiling light fitting. Extractor fan. One radiator.

BEDROOM 2:

11'8 X 8'1 (3M55X 2M46)

A good sized double bedroom with double glazed window formation to the rear affording exceptional views over towards the Ochil Hills. Twin timber doors to wardrobe with shelf and hanging rail. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3:

9'8 X 9'1 (3M00X 2M77)

Third double bedroom again with double glazed window formation to the rear. Twin timber doors to wardrobe with hanging rail and shelves. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 4:

11'3 X 9'0 (3M43 X 2M74)

An excellent sized fourth double bedroom with double glazed window formation to the front. Twin timber doors to wardrobe with hanging rail and shelves. Ample room for free standing bedroom furniture. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM:

7'5 X 6'7 (2M26 X 2M00)

Stylish suite in white with feature whirlpool extra deep bath with central Victorian style mixer tap with handheld shower attachment, w.c. and pedestal wash hand basin. Ceramic tiled flooring. Ceramic tiling to three walls and one with wall mirrored tiles. One radiator. Ceiling light fitting. Frosted glass double glazed window to the rear.

GARDENS:

Front gardens are well laid out with lawn, borders with miscellaneous young flowering plants and shrubs with long driveway with wooden ranch style security gates and dedicated car parking area providing off road parking for 4 vehicles.

The rear gardens are enclosed by fencing providing a degree of privacy and security and are well laid out with large timber decked seating area, lawn, paved patio area, golden gravel area, feature pergola with clematis flower plants, miscellaneous flowering plants, shrubs and small pond with water feature. Two garden sheds. Spectacular views of the Ochil Hills.

EXTRAS:

Fitted carpets and floorcoverings, hob, oven and fan are all included.

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Entry is flexible to suit the purchaser.

COUNCIL TAX:

Band 'F' - £2,206.43

REF:

KMcL/A2745

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.



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