



84 KILBAGIE STREET, KINCARDINE, FK10 4QX

OFFERS OVER £124,995

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

Part of the historic, picturesque village of Kincardine, this SEMI DETACHED COTTAGE has many attractive features and would form a comfortable and secure home. Internally, the accommodation which is of a flexible nature would benefit from some modernisation and currently comprises welcoming entrance vestibule, large lounge, conservatory, diningroom/2nd bedroom, kitchen, master bedroom, dressing room/single bedroom and bathroom. There is a floored and lined loft area with window accessed via loft ladder. Gas central heating along with a new boiler has recently been installed. The enclosed colourful garden grounds has secure pedestrian access to front with a double garage to rear allowing both pedestrian and vehicle access as required. The garden also includes a useful timber garden shed.

Kincardine, as previously mentioned, is a picturesque town with good local amenities catering for most daily needs. More extensive facilities are to be found either at Alloa or Dunfermline, only a short distance by either public or private transport. For the commuter there is good access to the national motorway network bringing most areas of commerce in Central Scotland into commuting distance. For those who need to travel further afield for either business or pleasure, both Edinburgh and Glasgow International Airports can be accessed by car in well under 1 hour. Schooling for all ages is to hand as are a wide and diverse range of sporting, leisure and recreational facilities.

MEASUREMENTS:

Vestibule: 7'1 x 4'2 (2.1m x 1.2m)

Lounge: 15'9 x 10'9 (4.8m x 3.2m)

Conservatory: 13'0 x 10'9 (3.2m x 3.9m)

Bedroom 1: 15'9 x 10'5 (4.8m x 3.1m)

Bedroom 2: 9'11 x 9'7 (3.0m x 2.9m)

Kitchen: 19'11 x 10'6 (6.0m x 3.2m)

Bathroom: 13'4 x 6'11 (4.0m x 2.11)

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Negotiable.

COUNCIL TAX:

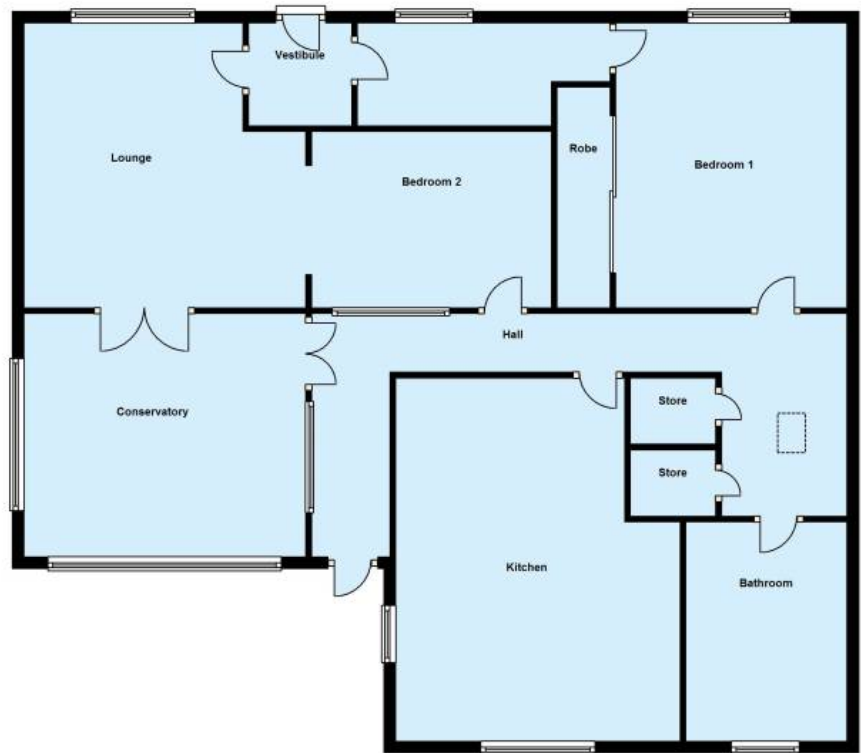
Band 'D' - £1,511.57

REF:

KMcL/A1128

HOME REPORT:

A Home Report is available for this property.







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.

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.

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