



**20 GEORGE STREET, KINCARDINE, FK10 4NR**

**OFFERS OVER £239,950**

**Russel+Aitken**  
solicitors and estate agents

## GENERAL DESCRIPTION:

George Street within Kincardine is a sought after residential area of individual properties ranging in age from the mid 1800's to the present time. No 20 is a modern family home designed to blend in amongst its stone built neighbours. Over two levels the exceptionally spacious and flexible accommodation comprises wide welcoming reception hall with ample storage and feature staircase, w.c., 30+ foot lounge/diningroom with Portugese limestone fireplace, fitted kitchen with integrated appliances, rear hall, utility room and home office/study/5th bedroom as required. Upstairs there is 20ft master bedroom with tiled ensuite showerroom, 20ft+ guest bedroom also with tiled ensuite showerroom, two further double bedrooms and a generously proportioned tiled family bathroom complete with four piece suite. The large upper landing has additional storage. Carefully designed and constructed the present owners have further enhanced the subjects by carefully selecting additional unique features and fittings such as the Kardean flooring which runs extensively through the ground floor. As one would expect in a property of this calibre gas central heating, double glazing and an alarm system have also been incorporated into the design and build process. An enclosed and easily maintained south facing garden is to rear complete with raised sundeck and paved patio areas. To front is a wide monobloc driveway with off-street parking for 2 cars and access to the double garage. Beautifully presented and maintained, early internal inspection is strongly advised at this competitively priced family home, complete with notable extras included within the purchase price.

Due to its central location Kincardine has always been commercially important within the central belt. Recently Kincardine has become again an area of economic growth with the new Clackmannanshire Bridge and proposed railway station set to attract those needing to travel either West to Glasgow or East to Edinburgh. For those wishing to progress further afield for either business or pleasure both Glasgow and Edinburgh International airports can easily be reached in under 1 hour. Kincardine has a growing number of traditional style High Street shops catering for most daily needs with more extensive supermarkets to be found at Alloa, Falkirk or Dunfermline. Schooling for all ages is to hand along with a wide and diverse range of sporting, leisure and recreational amenities.

## MEASUREMENTS:

Lounge/diningroom: 34'05 x 11'9 (10.4m x 3.5m)  
Kitchen: 13'05 x 12'11 (3.9m x 3.96m) max points  
Utility room: 9'02 x 4'11 (2.8m x 1.5m)  
Study/bedroom 5: 8'3 x 8'0 (2.5m x 2.4m)  
Bedroom 1: 20'9 x 9'11 (6.2m x 3.0m)  
Ensuite: 7'05 x 6'8 (2.2m x 2.0m)  
Bedroom 2: 20'5 x 11'10 (6.2m x 3.6m) max points  
Bedroom 3: 15'07 x 9'6 (4.7m x 2.9m) max points  
Bedroom 4: 11'11 x 9'09 (3.6m x 2.9m)

## VIEWING:

Strictly by appointment through our Property Department on 01324 626107 or 01259 723201.

## ENTRY:

Negotiable.

## COUNCIL TAX:

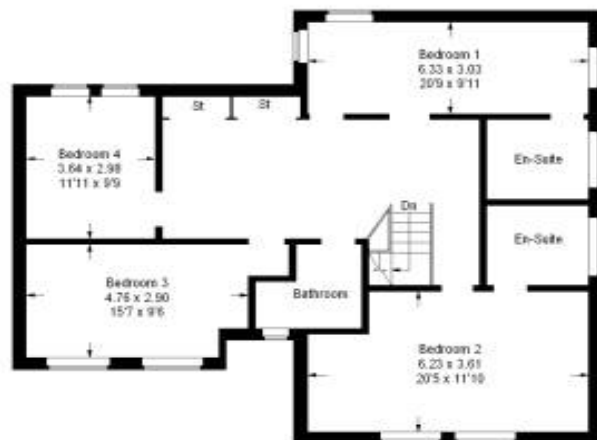
Band 'F' - £2,183.38

## REF:

KMcL/A1140

## HOME REPORT:

A Home Report is available for this property.



First Floor



Ground Floor

**SHOOTHOME.COM™**

Disclaimer:  
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID: 18505)









**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. Floorplans are not to scale.

**HOUSE SALES:**

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