



2 PARKLANDS PLACE, FORESTMILL, FK10 3QJ

FIXED PRICE £95,000

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

Part of a popular residential cul-de-sac in the hamlet of Forestmill, this three bedroomed END TERRACED VILLA is competitively priced to appeal to those wanting easily maintained spacious accommodation. Over two levels the subjects comprises entrance vestibule, reception hall, large lounge, kitchen and bathroom on the ground floor. Upstairs there are three generous double bedrooms. The property is further enhanced by double glazing and a solid fuel stove powering the central heating system. As No 2 is the end terraced villa there are garden grounds to front, side as well as to the rear. Early viewing is strongly advised.

Forestmill is a growing hamlet served by its own amenities, yet only a few miles from both Kincardine and Alloa where more extensive shopping, leisure and sporting facilities may be found. For the commuter there is good access to the motorway network or from Alloa via Stirling the train system also connects to many areas of commerce within the central belt. For those needing to commute further afield both Glasgow and Edinburgh International Airports can easily be reached in well under 1 hour. For those who enjoy the great outdoors Clackmannan has a variety of activities from fishing to football and golf to mountain biking, the area truly has something for everyone. Schooling for all ages is also to hand.

TRAVEL:

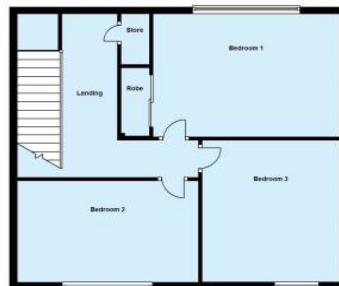
From Alloa follow the Clackmannan Road (A907) heading towards the Kincardine Bridge. At the 4th roundabout past Morrisons take the 3rd exit onto the A977 and follow the sign to Forestmill. Upon entering the hamlet turn 1st right by the Tea Shop and then 1st right again into Parklands Place. No 2 is on your right hand side.

MEASUREMENTS:

Lounge: 16'02 x 11'01 (4.9m x 3.3m)
Kitchen: 17'04 x 9'09 (5.2m x 2.9m)
Bedroom 1: 14'02 x 9'03 (4.3m x 2.8m)
Bedroom 2: 13'10 x 8'03 (4.2m x 2.5m)
Bedroom 3: 11'07 x 10'04 (3.5m x 3.1m)
Bathroom: 6'09 x 5'08 (2.05m x 1.7m)

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.



ENTRY:

Negotiable.

COUNCIL TAX:

Band 'A' - £1,027.71

REF:

KMcL/A1134

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. Floorplans are not to scale.

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