



**23 THE HENNINGS, SAUCHIE, FK10 3ES**

**FIXED PRICE £185,000**

**Russel+Aitken**  
solicitors and estate agents



Acute attention to detail is evident throughout this superb DETACHED CHALET BUNGALOW. From replaced doors to tiled bathrooms, to landscaped gardens, to raised sun decks, the property must be viewed internally to appreciate its many merits. Currently the subjects comprise entrance vestibule, welcoming reception hall, lounge with feature fireplace, diningroom/bedroom 4, fitted dining kitchen, bedroom 2 and bathroom all on the ground floor. Upstairs there is a large master bedroom with ensuite shower room and a further double bedroom. The property is enhanced by gas fired central heating and double glazing and cavity wall insulation has been installed. The garden grounds are of particular interest having been landscaped to suit a variety of uses and enhances the superb panoramic views. Of particular note is the generous double garage ideal for a party (easily capable of taking two 4 x 4 cars with its raised

headroom and additional workshop space to the rear. To the front is a further garden area with a driveway to the side affording additional offstreet parking. Sauchie is a delightful residential location well served by its own amenities catering for most daily needs with more extensive shopping, sporting, leisure and recreational facilities to be found closer to Alloa town centre. For the commuter there is ready access either by public or private transport to most areas of commerce within the central belt. Schooling for all ages is to hand and a new college of further education is due to open next year.

**TRAVEL:**

From Alloa town centre take the Whins Road (A908) along to the first roundabout then take the first exit staying on the A908, named Hallpark Road. Follow this up to Sauchie where the road name changes to Main Street then take

the 2nd turning on the left into Greygoran Road. Take the 4th turning on the left into The Hennings and at the T-junction bear left with No. 23 is on the left hand side.

**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201

**ENTRY:** Negotiable

**COUNCIL TAX:**

Band 'E' - £1866.98

**REF:**

KMcL/A1120

**HOME REPORT:**

A Home Report is available for this property.



### MEASUREMENTS:

Lounge: 15'9 x 11'11 (4.8m x 3.9m)

Diningroom/Bedroom 4: 10'9 x 10'4 (3.2m x 3.1m)

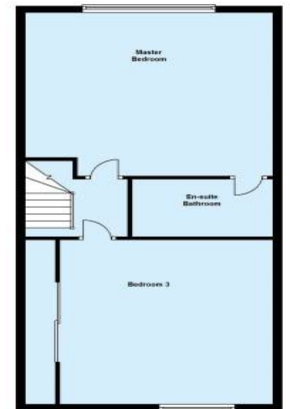
Kitchen: 12'11 x 11'5 (3.9m x 3.4m)

Bedroom 1: 14'4 x 12'8 (4.3m x 3.8m)

Ensuite: 4'8 x 4'6 (1.4m x 1.3m)

Bedroom 2: 11'5 x 11'0 (3.4m x 3.3m)

Bedroom 3: 11'6 x 10'6 (3.5m x 3.2m)





Bedroom 1

Bedroom 2





**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:**

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Property Department  
8 Shillinghill  
Alloa, FK10 1JT  
T : (01259) 723201  
F : (01259) 219398  
W: [www.russelaitken.com](http://www.russelaitken.com)

Central Property Office  
9 Cow Wynd  
Off High Street, Falkirk  
T : (01324) 626107  
F : (01324) 620994  
W: [www.russelaitken.com](http://www.russelaitken.com)