



27, Simpson Drive,  
Coalsnaughton, Clackmannanshire FK13 6JY

OFFERS OVER £112,995

County Estates are delighted to bring to the market this well presented mid terrace villa offering fantastic views of the Ochil Hills situated within popular locale in the small village of Coalsnaughton.

This ideal family home comprises of: Entrance hallway, bright, spacious lounge and a fitted kitchen with dining area. On the upper level there are two double bedrooms and a stylish family bathroom completes the accommodation on offer. The property benefits from private gardens to the front and rear and a mono blocked driveway.

Coalsnaughton is a small village nestled between Tillicoultry and Fishcross, near to Sterling Mills. A bus service goes through the village giving access to all local amenities. Alloa train station is located approximately four miles from the village, making it ideal for commuting.

### Entrance

Access to the property is via a recently fitted dark wood effect UPVC door with small glazing panels. Leading to:

### Entrance Hallway

4' 4" x 3' 8" (1.32m x 1.12m)

Small entrance hallway with laminate flooring. Access is given to the lounge and staircase to the upper level.

### Lounge

15' 0" x 11' 5" (4.57m x 3.48m)

Bright, good size lounge with large window overlooking the front of the property providing fantastic views of the Ochil Hills. There is a large built-in storage cupboard, laminate flooring and a gas fire.

### Dining Kitchen

16' 3" x 8' 2" (4.95m x 2.49m)

The fitted kitchen is partially tiled with a good range of wall and base units and complimentary worktops. Built-in oven, gas hob, extractor fan above and a dishwasher. There is space for a washing machine, fridge/freezer and a dining area with ample room for a dining table and chairs. The window overlooks the rear garden and a recently fitted UPVC door gives access to the rear garden.

### Upper Hallway

Carpeted upper hallway giving access to all upper accommodation and the loft.

### Principal Bedroom

12' 5" x 11' 0" (3.78m x 3.35m)

Generous size principal bedroom overlooking the front of the property with carpeted flooring and benefitting from a built-in wardrobe.

### Bedroom 2

12' 2" x 10' 10" (3.71m x 3.30m)

The second double bedroom is to the rear of the property with fabulous views of the Ochil Hills. Laminate flooring and ample room for free-standing furniture.

### Family Bathroom

8' 1" x 4' 7" (2.46m x 1.40m)

The recently installed, stylish family bathroom comprises of a vanity sink unit, w.c and bath with an overhead electric shower. Fully tiled with vinyl flooring and an opaque window to the rear.







## Gardens

Easily maintained front garden has recently been laid with mono blocked paving. Fully enclosed rear garden which is mainly laid to lawn with a paved seating area and a raised timber decked area offering lovely views of the Ochil Hills.

## Driveway

Mono blocked driveway to the front of the property provides off-street parking for two vehicles.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, blinds and light fitments. Also included is the built-in oven with gas hob and extractor fan above and the dishwasher in the kitchen.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



