



54 , Auchinbaird, Sauchie
, Clackmannanshire FK10 3HA

Offers Over £262,000

County Estates are delighted to be marketing this detached three bedroom villa situated in the sought after location of Auchinbaird within the town of Sauchie with spectacular views of the Ochil Hills.

This ideal family home offers flexible living accommodation over two levels and comprises of: A welcoming entrance hallway, w.c, spacious lounge, fitted kitchen, dining room and conservatory. On the upper level there are three double bedrooms and a family bathroom. This property benefits from a monoblock driveway to accommodate up to three vehicles and a fully enclosed rear garden.

Sauchie provides plenty of local amenities for every day needs, including a Post Office, supermarket and a variety of local shops. There are a wide variety of Educational facilities such as nurseries, primary schools, and being in the catchment area for Craigbank primary. The county college is also within easy reach. Sauchie also boasts many recreational facilities including Schawpark golf club, a fitness centre and Gartmorn Dam with many picturesque footpaths throughout the Wee County. Sauchie is also close to the road/rail network providing easy access throughout the Central belt and onto the larger cities of Edinburgh, Glasgow and Perth.

Entrance

Entrance via a white aluminium framed part-glazed door

Entrance Hallway

Fully carpeted entrance hallway with built-in storage cupboards, one of which houses the electrics.

Lounge

12' 7" x 16' 3" (3.83m x 4.95m)

This spacious lounge features a fully carpeted interior, creating a warm and inviting atmosphere, complemented by a gas fire for cozy ambiance. The double-glazed window offers a clear view of the front of the property.

Dining Room

12' 9" x 9' 11" (3.88m x 3.02m)

The dining room is carpeted throughout and offers generous space for a table and chairs. There is a double sliding door that opens to the bright conservatory. Additionally, the dining room provides convenient access to the kitchen.

Conservatory

12' 2" x 9' 2" (3.71m x 2.79m)

Spacious conservatory with hardwood flooring throughout, external door that seamlessly connects the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.

Kitchen

10' 3" x 9' 10" (3.12m x 2.99m)

The modern kitchen is appointed with country-style cream wall and base units, perfectly complemented by warm walnut-effect worktops and a separate breakfast bar, creating a functional space. It is equipped with an induction hob and overhead extractor fan, along with integrated appliances including a dishwasher, washing machine, fridge freezer, and a built-in oven and grill.

W.C (downstairs)

The W.C is partially tiled, featuring an opaque window to the side. The bathroom is equipped with a vanity sink and W.C., complemented by various bathroom accessories.

Principal Bedroom

12' 9" x 13' 6" (3.88m x 4.11m)

This spacious room features carpeted flooring and a double window offering a lovely view of the Ochil Hills. It includes a built-in wardrobe equipped with hanging rails and shelving for ample storage. Additionally, a free-standing chest of drawers and extra wardrobes are included in the sale.





Bedroom Two

11' 3" x 13' 0" (3.43m x 3.96m)

This bright room is fully carpeted and benefits from a double window at the front of the property, filling the space with natural light. It features a built-in wardrobe with sliding doors for convenient storage. The sale also includes a freestanding wardrobe and a side table.

Bedroom Three

9' 10" x 9' 3" (2.99m x 2.82m)

This bright space features a double window at the front of the property, allowing for plenty of natural light. The room is finished with hardwood flooring throughout. It includes built-in storage solutions and offers ample space for additional freestanding furniture.

Family Bathroom

7' 6" x 7' 4" (2.28m x 2.23m)

The bathroom boasts a 4-piece suite, including a corner shower, a bathtub, a vanity sink, and a W.C. The walls are fully tiled, while the floor is finished with vinyl for easy maintenance. There is an opaque window overlooking the side of the property

Gardens

Private front garden with mature shrubs and trees, laid to lawn area and a paved pathway leading to the front entrance. Fully enclosed rear garden with decorative stone chips, laid to lawn area and various paved seating areas and a wooden garden shed. Access to the garage also.

Driveway

Monoblock driveway to accommodate up to three vehicles.

Garage

Stone-built garage to house one vehicle



Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. Integrated fridge/freezer, washing machine, dishwasher and induction hob. There are various items of furniture included in the sale of the property.

Home Report

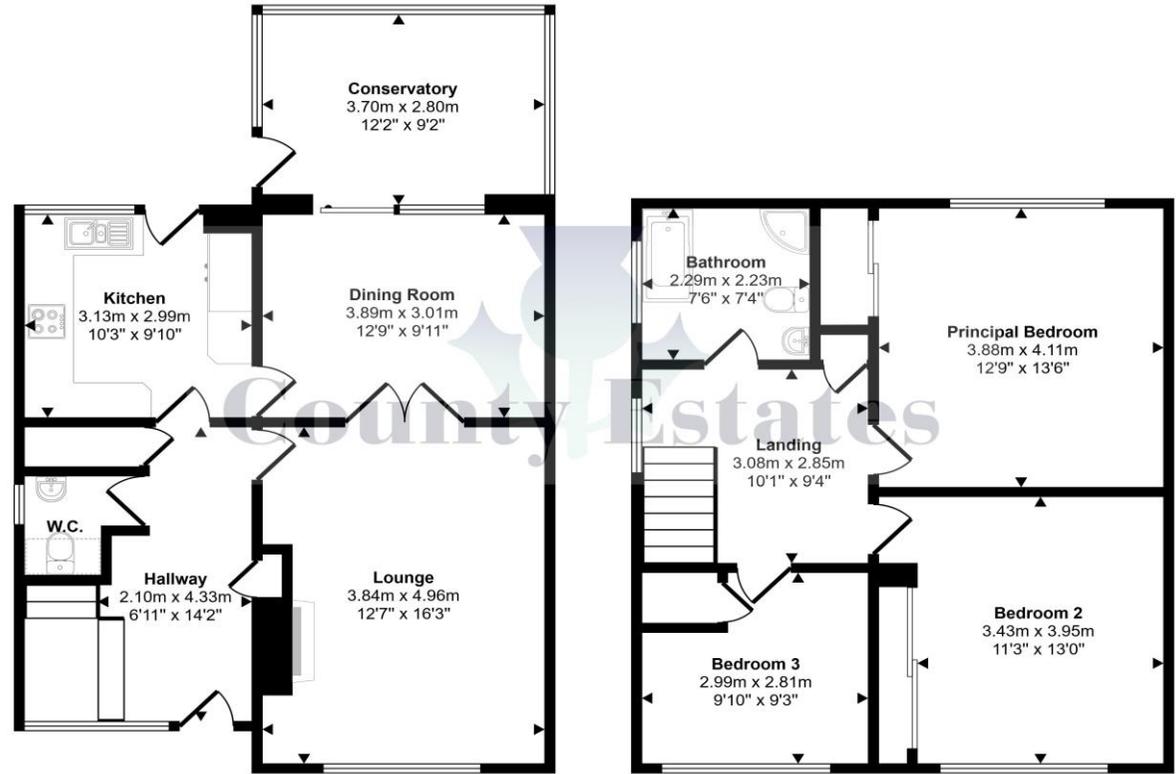
To view this home report please email us on: admin@county-estates.net

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout



Approx Gross Internal Area
125 sq m / 1344 sq ft



Ground Floor
Approx 67 sq m / 716 sq ft

First Floor
Approx 58 sq m / 627 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.