



32, Mary Place,  
Clackmannan FK10 4LA

OFFERS OVER £147,995

County Estates are delighted to bring to the market this End Terraced Villa situated in the village of Clackmannan. The property comprises: an entrance hallway, with space for under-stair storage, a bright and spacious living/dining area, a comfortable conservatory with underfloor heating, and a fully fitted kitchen. The carpeted staircase leads to all upper accommodation, including two double bedrooms and a box room, and the family bathroom. The property benefits from a front garden and a large, fully enclosed rear garden.

Clackmannan is a small historical village with a variety of local amenities to suit everyday needs, including a variety of local shops, a library, and a primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh, and Perth.

### **Entrance**

Entrance via a charcoal grey composite door with opaque glass panelling.

### **Entrance Hallway**

The entrance hallway is dark wood flooring throughout and has ample understairs storage. The hallway leads to the living/dining area, kitchen, and provides access to the second floor.

### **Living/dining Room**

The living room is a bright space, offering natural light through a large double window with views over the front garden. Its spacious, open-plan design features a dark wood flooring throughout. The living area connects to the dining space, which provides room for freestanding furniture. From the dining area, you can easily access the well-equipped kitchen and conservatory.

### **Kitchen**

The kitchen features a partial tile backsplash on the walls, complemented by white high gloss units and black marble-effect countertops. It is equipped with integrated appliances, including an electric oven, electric hob, microwave, fridge freezer, and washing machine. A double window overlooking the rear garden fills the space with natural light, with a door providing easy access to the garden.

### **Conservatory**

The bright and spacious conservatory is finished with a fully laminated floor and equipped with underfloor heating. Its generous size provides space for free-standing furniture. From here, you can access the rear garden.

### **Upper Hallway**

The upper hallway is fully carpeted and provides access to the family bathroom, the principal bedroom, the second bedroom, and the box room. The upper hallway also provides convenient access to the loft.

### **Family Bathroom**

The family bathroom features laminated flooring and is fully tiled. It is equipped with a modern 3-piece suite, including a convenient shower off the gas mains and an under-sink vanity unit for added storage. The bathroom also has a chrome towel radiator, and there is an opaque window overlooking the rear.

### **Bedroom 2**

The second bedroom is fully carpeted. A single window overlooks the rear of the property, allowing natural light to brighten the room. It features a built-in cupboard with shelving and a hanging rail, offering practical storage solutions.





### **Principal Bedroom**

The principal bedroom is carpeted throughout. A window overlooking the front of the property fills the room with natural light. The space is complemented by a spacious built-in mirrored wardrobe, providing ample storage, while still leaving plenty of room for free-standing furniture.

### **Box Room**

The box room is fully carpeted and has a window overlooking the front of the property. A small cupboard provides access to the boiler. This room is currently been utilised as a single bedroom but can easily be used as dressing room or office.

### **Heating and Glazing**

This property benefits from gas central heating and is double glazed throughout.

### **Gardens/Parking**

The property boasts a front garden featuring a lawn area complemented by a paved pathway that leads directly to the entrance. On either side of the path, there are stone-chipped sections for easy maintenance. The property is further enhanced by a spacious, fully enclosed rear garden. It features a generous lawn area, a paved patio perfect for outdoor seating, and a practical stone-chip section in the back corner for the bins. Convenient access to the garden is available via the kitchen, the patio doors from the conservatory, or the side gate that leads from the parking area.



### **Home Report**

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

### **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. The integrated electric hob and oven, integrated microwave, washing machine, and fridge freezer. Also, the shed in the rear garden.



Approx Gross Internal Area  
81 sq m / 874 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 36 sq m / 391 sq ft

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.