



23, Laird's Drive,  
Clackmannan, Clackmannanshire FK10 4EQ

Offers Over £268,500

County Estates are delighted to be marketing this modern detached bungalow located in a quiet, cul-de-sac in the popular residential area of Laird's Drive within the village of Clackmannan.

This immaculately presented detached bungalow comprises of: Welcoming entrance hallway with additional storage, bright, spacious lounge with bay windows over looking the front of the property, modern fully fitted Wren kitchen with access to a stunning fully enclosed rear garden. There are three good size bedrooms (principal with En-suite shower room) and a stylish family bathroom completes the accommodation on offer. The property offers dual access to the rear the garden, shared driveway which can easily house up to two /three vehicles and a single garage with an electrically modified door.

Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and 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

Access to the property via white composite door with half moon glazing panel.

### Entrance Hallway

4' 6" x 24' 5" (1.37m x 7.44m)

Welcoming entrance hallway with additional storage cupboard housing the boiler and electrics. Access to all accommodation.

### lounge

18' 4" x 10' 10" (5.58m x 3.30m)

Spacious and bright lounge with a double-glazed bay window overlooking the front of the property, this room offers ample space for free-standing furniture.

### Kitchen

13' 0" x 8' 2" (3.96m x 2.49m)

Modern fully fitted Wren kitchen with champagne coloured high gloss wall and base units, dark oak laminate worktops and splash back, double-glazed window to the rear and grey laminate flooring. Four gas burner hob, overhead stainless steel extractor hood, single integrated electric oven and microwave, integrated washing machine, fridge-freezer and dishwasher with a part-glazed composite external door leading to rear garden.

### Principal Bedroom

11' 5" x 10' 10" (3.48m x 3.30m)

Good size principal bedroom with double glazed window overlooking the rear of the property. Two built-in wardrobes with hanging rails and shelving this room is also benefitting from an En-suite shower room.

### En-suite

11' 10" x 4' 10" (3.60m x 1.47m)

Partially tiled En-suite shower room with w.c, wash hand basin and vanity unit with storage and separate shower enclosure with and over head shower off the gas mains. Obscure window to the rear, various bathroom accessories.

### Bedroom Two

10' 4" x 9' 10" (3.15m x 2.99m)

Bedroom two is currently utilised as a home office but can easily be used as the third double bedroom with a double-glazed window overlooking the front of the property.

### Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

Third double bedroom with a double-glazed window overlooking the side of the property, this room offers ample room for free-standing furniture.





### Family Bathroom

9' 2" x 5' 9" (2.79m x 1.75m)

Modern family bathroom suite with P-shaped bath with overhead shower off the gas mains and glass shower enclosure. Separate W.C and wash hand basin, grey slate effect part wet wall panelling within the bath enclosure, opaque window to the side of the property and various bathroom accessories.

### Gardens

Dual access to rear garden. Front garden is easily maintained with decorative stone chips, slabbed paved pathway leading to front entrance.. Side garden fully tarmac driveway leading to single garage and rear garden. Rear garden is fully enclosed with part laid to lawn artificial grass, drying area, raised planters for mature shrubs and plants. Separate paved seating areas and garden wooden shed with electrics.

### Driveway & Garage

Tarmac driveway that can easily house up to two/three vehicles. Single Garage with an electric door that can be operated by a portable fob or a wall mounted remote in the kitchen, the garage also benefits from running electric's within.

### Included Extras

Included in the sale of the property are all fixtures and fittings and floor coverings, blinds, various curtains and light fitments. Gas hob, extractor fan, integrated electric oven and microwave, integrated fridge freezer, washing machine & dishwasher. Bathroom accessories and wall mounted storage unit, some outdoor planters and pots and wooden garden shed.

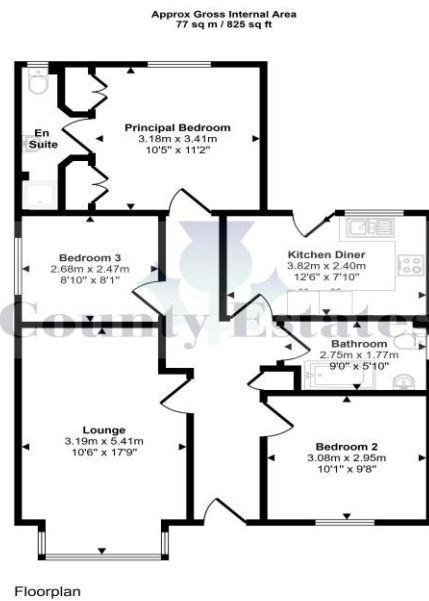
### Heating & Glazing

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



## Home Report

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



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 Snaggy 360.



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