



36, Duke Street,  
Clackmannan, Clackmannanshire FK10 4EF

Offers Over £288,000

County Estates are delighted to present to the market this three bedroom detached bungalow situated in popular residential area within the village of Clackmannan.

Enjoying a large corner plot with accommodation over one level, the property comprises of : an entrance vestibule with additional storage, a welcoming entrance hallway, a bright spacious lounge, fitted kitchen, dining room, utility room and a conservatory. There are three double bedrooms one of which comprises of an en-suite shower room, a modern family bathroom completes the accommodation on offer. The property is surrounded by well maintained gardens and benefits from an extensive driveway, double garage which is electronically operated.

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

Entrance via a brown UPVC glazed door with opaque window and coordinating side panel. Leading to;

### Vestibule

Vestibule with laminate flooring, a built-in cupboard offering ample storage space and a double-glazed window.

### Entrance Hallway

Spacious L-Shaped entrance hallway with laminate flooring throughout, built-in storage cupboards offering ample storage space.

### Lounge

19' 1" x 12' 6" (5.82m x 3.82m)

This spacious lounge features laminate flooring throughout, complemented by a cream stone fire surround, backing and hearth with an electric insert for cozy ambiance. The double-glazed window offers a clear view of the front of the property, enhancing the room's natural light and scenic appeal.

### Dining Room

10' 7" x 9' 7" (3.22m x 2.91m)

The dining room features laminate flooring throughout and a double-glazed window that provides natural light and overlooks the front of the property, creating a welcoming space with ample room for a dining table and chairs to accommodate family and guests comfortably.

### Kitchen

16' 6" x 10' 3" (5.04m x 3.13m)

Fully fitted kitchen with laminate flooring, complimented by wood-effect wall and base units and contrasting worktops. Double-glazed window overlooking the side of the property, integrated oven, dishwasher and induction hob. The kitchen is also enhanced with under unit lighting.

### Utility room

7' 3" x 5' 10" (2.21m x 1.77m)

Laminate flooring throughout, wood-effect wall and base units with contrasting worktops and double-glazed windows overlooking the side of the property. External door leading to the side of the property.

### Conservatory

22' 0" x 7' 6" (6.70m x 2.28m)

Spacious conservatory with laminate flooring throughout, French doors that seamlessly connect the room to the side





garden, creating a bright, airy space ideal for relaxation or outdoor access.

### **Principal Bedroom**

11' 9" x 10' 4" (3.58m x 3.14m)

Principal bedroom with laminate flooring throughout, fitted wardrobes with hanging rails and shelving, double-glazed window overlooking the rear garden. Access to an En-suite shower room.

### **En-suite**

6' 7" x 6' 7" (2.0m x 2.0m)

The en-suite is fully tiled with a white wash hand basin, w.c and a separate shower enclosure with a thermostatic shower and an opaque window overlooking the rear of the property.



### **Bedroom Two**

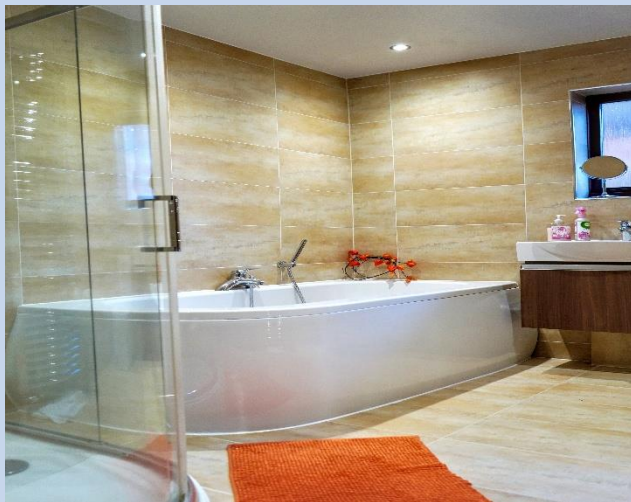
11' 7" x 10' 6" (3.53m x 3.19m)

Bedroom two with laminate flooring throughout, built-in wardrobes with hanging rails and shelving, and a double-glazed window overlooking the rear of the property.

### **Bedroom Three**

10' 4" x 8' 8" (3.16m x 2.63m)

Third double bedroom with laminate flooring, built-in storage cupboard and a double-glazed window overlooking the side of the property.



### **Family Bathroom**

8' 11" x 7' 3" (2.73m x 2.20m)

The modern family bathroom is fully tiled with a four piece suite, chrome towel rail and an opaque window to the side of the property.

## Gardens

Extensive front garden, decorative stone chips, paved pathway that leads to front door entrance and continues to the side, giving access to the side and rear gardens. Fully enclosed rear garden offers various paved seating areas, decorative stone chips, and an extensive laid to lawn area. Wooden garden shed with power and lighting.

## Garage/Parking

Extensive mono bloc driveway with room to accommodate more than four vehicles, with a double garage with power and lighting.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles and free standing fridge/ freezer. Integrated oven, dishwasher, induction hob, electric fire with surroundings in lounge.

## 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)



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