



**WELL PRESENTED SEMI-DETACHED VILLA**

**SPACIOUS LOUNGE**

**MODERN KITCHEN**

**FAMILY BATHROOM**

**TWO GOOD SIZED BEDROOMS WITH FITTED STORAGE**

**FRONT & REAR GARDENS**

**WOODEN GARAGE**



**25 Park Crescent**  
Sauchie, FK10 3DS

**Offers Over £132,000**

## Entrance

Access to the property is via a white UPVC door with glazed panel leading to the entrance vestibule.

## Entrance Vestibule

The welcoming entrance vestibule features laminate flooring with under floor heating, a cupboard which houses the electrics, access on to all lower accommodation as well as stairs leading to the upper level. The stairs are also fitted with remote controlled, low voltage LED lighting on each step.

## Lounge

12' 8" x 12' 8" (3.86m x 3.86m)

The spacious lounge has been neutrally decorated featuring laminate flooring with the added comfort of underfloor heating and a window allowing a flow of natural light and views over the front garden. The lounge provides convenient access to the kitchen.

## Kitchen

17' 8" x 7' 7" (5.38m x 2.31m)

The modern kitchen is beautifully designed with custom storage solutions, enhanced by feature lighting, complementary worktops, tiles, and flooring. It is equipped with an integrated electric oven/grill, induction hob, and dishwasher, along with a freestanding fridge freezer and under-counter tumble dryer, plus space for a washing machine. The kitchen also features a spacious walk-in storage cupboard which houses the boiler, a window that provides a view of the rear, and a door leading directly to the garden.

## Principal Bedroom

14' 4" x 9' 6" (4.37m x 2.89m)

The spacious principal bedroom features laminate flooring, double fitted wardrobes with mirror sliding doors and two windows overlooking the front of the property.

## Bedroom Two

11' 1" x 10' 7" (3.38m x 3.22m)

Bedroom two features laminate flooring, double fitted wardrobes with sliding doors and a window overlooking the rear garden.



## Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

The family bathroom offers a modern and functional space, complete with a bath with overhead rainfall shower, sink and w.c. There is also an opaque rear window.

## Gardens & Garage

The property boasts a low maintenance front garden with decorative stone chips and a welcoming paved path to the entrance. The spacious fully enclosed rear garden, also accessible via a side gate, provides a lawn paved patio area and a convenient shed for storage. Additionally, there is a large wooden garage which can be accessed via a rear road to accommodate a vehicle and provides additional storage space.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings and blinds. The integrated electric oven, induction hob and dishwasher. The freestanding fridge/freezer and under-counter tumble drier (no guarantees or warranties on appliances). The wooden shed and garage.

## Heating & Glazing

This property benefits from a gas central heating system with manual/remotely controlled Nest thermostat. The boiler was installed in 2019 and has the remainder of a 10-year warranty. The property is double glazed throughout.

