



Meadow View, Kennet Village,  
Kennet, Clackmannanshire FK10 4DP

Offers Over £235,000



County Estates proudly presents Meadowview in Kennet, a beautifully renovated detached villa offering stunning countryside views.

This spacious home features an open-plan kitchen with dining area, a welcoming lounge, utility room, and a downstairs WC on the ground floor. Upstairs, there are two generously sized bedrooms and a modern family bathroom. Surrounded by well maintained gardens and complemented by a stone-chipped driveway, Meadowview combines elegance, comfort, and scenic tranquility, making it a perfect family home.

Kennet is a small historical village with a variety of local amenities in the next village Clackmannan to suit every day needs including a variety of local shops, library, chemist, health centre and primary school. Kennet is also close to the road network and rail network 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 is via an Anthracite, composite door with a small decorative glazing panel, leading to:

### Kitchen/Diner

23' 5" x 15' 1" (7.13m x 4.59m)

Fantastic fitted kitchen which is open plan to the dining area, featuring a range of dark grey base units with solid oak worktops, built-in oven and induction hob, washing machine and fridge/freezer. There is a window overlooking the rear garden and a door providing access to the utility room. The dining area has a traditional log burning stove, tiled flooring and a window overlooking the front of the property with lovely views of the surrounding countryside.

### Lounge

20' 4" x 13' 9" (6.19m x 4.19m)

The spacious lounge features two windows overlooking the front and a further one to the rear with a beautiful, original fireplace and a traditional log burning stove.

### Utility Room

13' 6" x 7' 10" (4.11m x 2.39m)

The utility room is to the rear with a tiled floor and provides access to the rear garden.

### W.C

5' 10" x 6' 7" (1.78m x 2.01m)

Fully tiled w.c which is located on the lower level and is fully tiled with a wash hand basin, w.c and a window overlooking the front.

### Upper Hallway

Carpeted upper hallway has a window to the rear and gives access to all upper accommodation.

### Principal Bedroom

17' 8" x 14' 1" (5.38m x 4.29m)

Generously sized principal bedroom has dual aspect with open views to the front and rear, carpeted flooring and ample room for free-standing furniture.

### Bedroom 2

15' 7" x 14' 2" (4.75m x 4.31m)

Second large double bedroom, again with dual aspect, carpeted flooring and ample room for free-standing furniture.





### Family Bathroom

10' 11" x 9' 9" (3.32m x 2.97m)

Stylish family bathroom has a free-standing bath, wash hand basin, w.c and a separate shower enclosure with a thermostatic rain-fall shower and a window which overlooks the front of the property.

### Heating & Glazing

The property benefits from LPG central heating system and is double glazed throughout.

### Gardens & Parking

The large front garden is easily maintained with stone chips and a raised concrete section with outdoor storage and provides parking for 2/3 vehicles. The lovely rear garden enjoys a south facing aspect and has an expansive lawned area with outdoor storage, wooden shed, chicken coup and a paved seating area.

### Included Extras

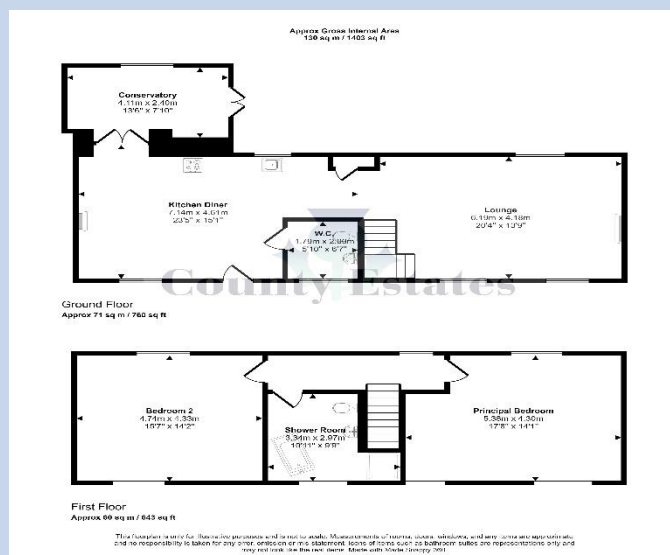
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven and induction hob, washing-machine and fridge/freezer (No guarantees or warranties on appliances). The wooden shed, chicken coup and outdoor storage units.

### Home Report

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







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