




McEwan Fraser Legal

Solicitors & Estate Agents

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KINCARDINE, FIFE, FK10 4RR



KINCARDINE



Kincardine is a popular town well served by its own traditional shops and high street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a large choice of shopping, sporting, leisure and recreational facilities.

Schooling for all levels is also to hand whilst for the commuters there is good access by road to many areas of commerce within the

central belt. Kincardine proves popular with commuters seeking access via the surrounding arterial road and motorway networks to many central Scottish centres of business including Stirling, Fife, Edinburgh, Grangemouth, Falkirk and Glasgow. The new Clackmannanshire Bridge just north of the village has easy traffic congestion significantly since it was opened and provides easy and quick access to the motorway network.



Alloa Tower | Braehead Golf Course | Local Lake | Inglewood House



BELLEVUE



We are delighted to offer to the market this stunning, three/four bedroom villa situated in the heart of a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

Once inside, you will be greeted with a first class specification. In more detail, the accommodation

comprises of a hallway entrance with wooden flooring and access to all apartments on this level. The immediately impressive lounge/family room with French doors with an open outlook to the rear, flooding the room with natural light. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop and space for a table and four chairs. Also to this level, you will discover two double bedrooms with built in storage. The four piece family bathroom is also located on this level.

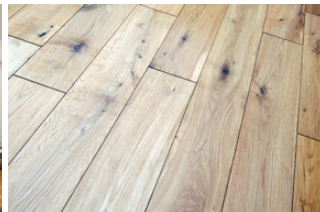
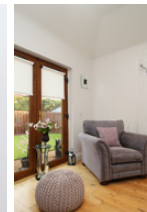
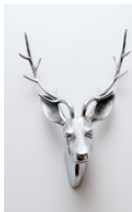
Journey upstairs to the upper level where you will

find the impressive master bedroom with an en-suite shower room and delightful views across Stirlingshire, completing the impressive accommodation internally.

There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for up to four vehicles leading to the double garage. The rear garden is enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout.



BEAUTIFULLY PRESENTED FAMILY HOME

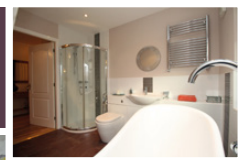
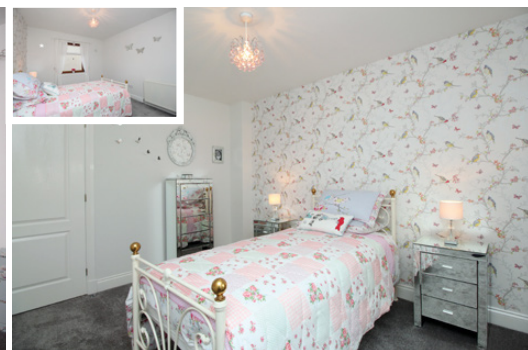


LOUNGE
KITCHEN
DINING ROOM

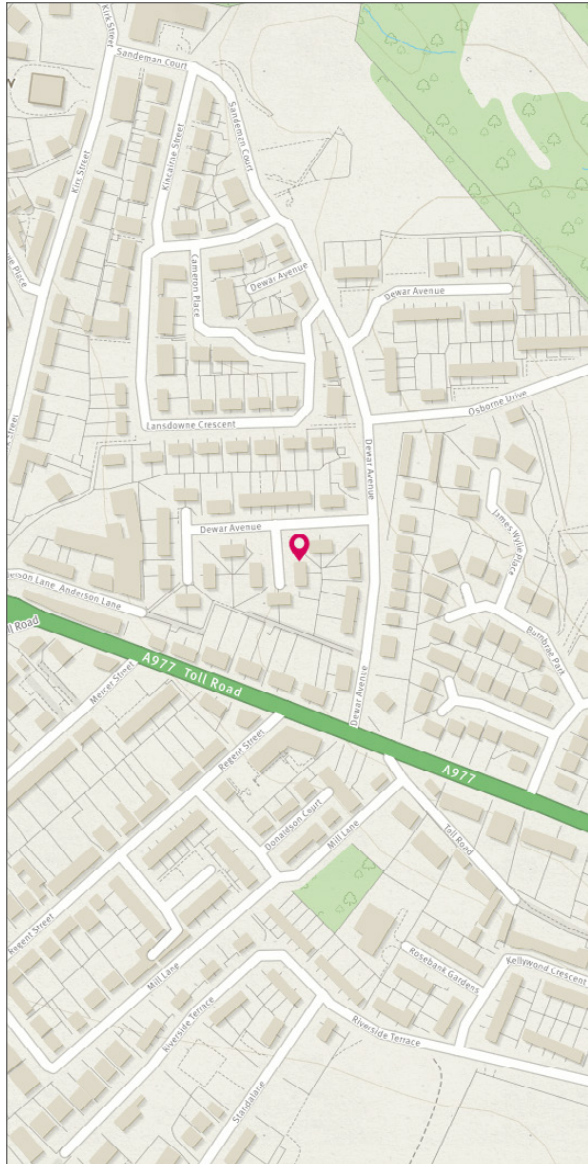
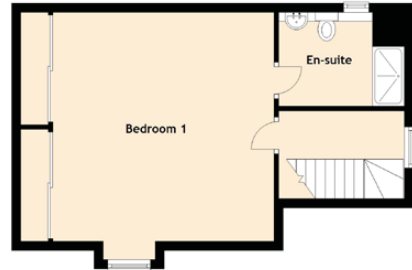




BEDROOMS, EN-SUITE & BATHROOM



FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	5.45m (17'11") x 5.40m (17'9")
Kitchen	3.55m (11'8") x 3.20m (10'6")
Dining Room	4.80m (15'9") x 3.70m (12'2")
Bedroom 1	5.55m (18'3") x 5.40m (17'9")
En-suite	2.75m (9') x 2.05m (6'9")
Bedroom 2	3.95m (13') x 3.30m (10'10")
Bedroom 3	3.65m (12') x 3.00m (9'10")
Bathroom	3.10m (10'2") x 2.70m (8'10")

Gross internal floor area (m²) - 144m²

EPC Rating - C

Extras (Included in the sale)

Floor coverings, light fittings, window dressings and blinds.

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Part
Exchange
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Text and description
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