



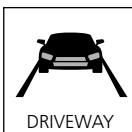
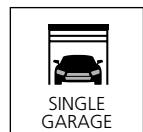
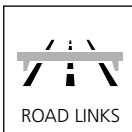
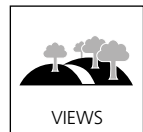

McEwan Fraser Legal
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01259 230 800

1 Westfield
KINCARDINE, ALLOA, FK10 4PN

KINCARDINE, ALLOA

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 eased traffic congestion significantly since it was opened and provides easy and quick access to the motorway network.



“...KINCARDINE IS A POPULAR TOWN WELL SERVED BY ITS OWN TRADITIONAL SHOPS AND HIGH STREET CATERING FOR MOST DAILY NEEDS...”



1 WESTFIELD

We are delighted to offer for sale this beautiful four bedroom detached property that enjoys a central location within a semi rural location. Westfield provides spacious and adaptable accommodation, which makes for a fantastic family home.

The property briefly comprises of an entrance porch with bright hallway and plenty of storage cupboards, bright lounge to the front with bay windows that flood the room with natural light and access to the sunroom. The dining room which has ample space for a large dining table for more formal dining, kitchen/ dining area with a selection of excellent wall and base units topped with plenty of worktop space and cooker, which is sure to appeal to aspiring chefs. Finally, on the ground floor, you will find the sun room with views over the secluded rear and side gardens and a study/fourth bedroom.

Journey upstairs to the first floor where you will discover three double bedrooms. The spacious master bedroom has beautiful open views over the front garden. All bedrooms have plenty of space for moveable furniture. A fully fitted three-piece bathroom suite comprising of a WC, wash hand basin and shower over bath which completes the accommodation internally.

Externally there are gardens around the property, with mature shrubbery areas and lawn. The garden is fenced in for extra security and has ample space to extend. Parking is provided for numerous vehicles to the side of the property.

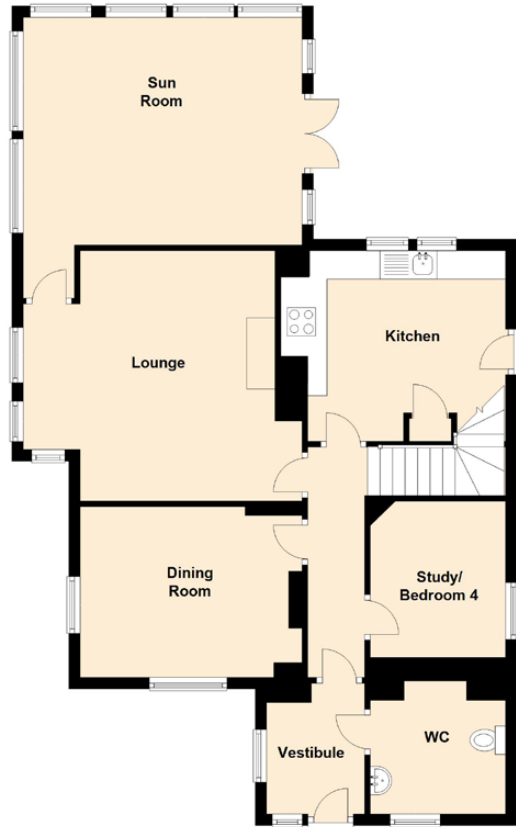
There is also a large workshop to the side of the property with electricity and water already in place.

The property further benefits from central heating and double glazing.



VESTIBULE, LOUNGE,
SUN ROOM, DINING ROOM,
KITCHEN, STUDY/
BEDROOM 4





PROPERTY SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & LOCATION

Approximate Dimensions (Taken from the widest point)

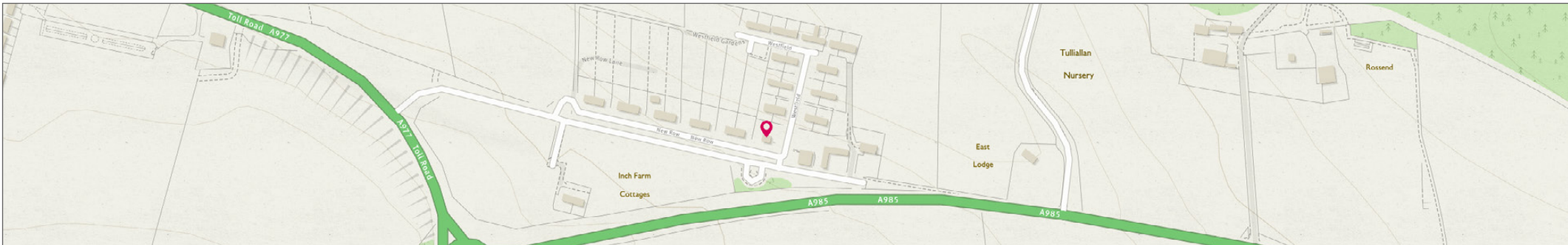
Lounge	4.43m (14'6") x 4.40m (14'5")
Kitchen	3.95m (13') x 3.35m (11')
Dining Room	3.90m (12'10") x 3.00m (9'10")
Sun Room	4.90m (16'1") x 4.00m (13'1")
Bedroom 1	4.20m (13'9") x 3.45m (11'4")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.45m (11'4") x 3.45m (11'4")
Study/Bedroom 4	2.80m (9'2") x 2.40m (7'10")
Shower Room	1.70m (5'7") x 1.65m (5'5")
Bathroom	2.45m (8') x 1.80m (5'11")
WC	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²) - 141m²

EPC Rating - C

**Extras
(Included in the sale)**

Floor coverings, light fittings and blinds.





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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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LEIGH ARMOUR
Photographer



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