




McEwan Fraser Legal
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19 Ash Braes
KINCARDINE, FIFE, FK10 4LS

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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 onto the motorway network.

19 Ash Braes is a spacious four bedroom home located in the heart of the village of Kincardine. Viewing is highly recommended to appreciate the

accommodation on offer and would make a fantastic family home.

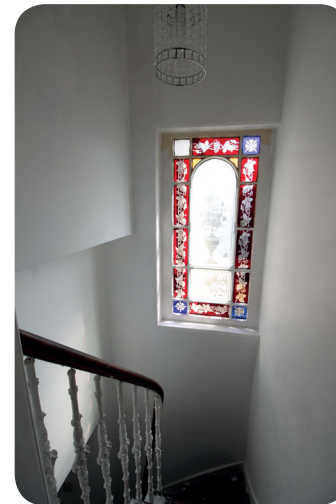
On entering the property you step into the reception hallway that gives access to all rooms on this level. The lounge is a good size and has dual aspect windows flooding the room with natural light. The kitchen is to the rear of the property and has a good range of floor and wall mounted units. The three piece family bathroom with shower over, is located on the ground level. Bedroom four is nestled to the rear of the property. There is a second reception room to the opposite site of the property for more formal entertaining.

The upper level consists of three further bedrooms with space for free standing furniture if required and ample storage space.

Ample off-street parking is provided.

(Planning permission has been granted for a driveway to be placed in the front garden)

FOUR BEDROOM STONE BUILT COTTAGE SET WITHIN THE HEART OF THE VILLAGE



ENTRANCE HALLWAY /
KITCHEN



BED1 & BED2
JACK AND JILL



BEDROOMS /
BATHROOM



SPECIFICATIONS FLOOR PLAN / LOCATION



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	4.85m (15'9") x 2.20m (7'2")
Lounge	4.85m (15'9") x 3.20m (10'4")
Dining Area	3.00m (9'8") x 2.55m (8'3")
Sitting Room	4.85m (15'9") x 3.60m (11'8")
Bedroom 1	5.05m (16'5") x 3.70m (12'1")
Bedroom 2	5.05m (16'5") x 3.20m (10'4")
Bedroom 3	3.45m (11'3") x 3.40m (11'1")
Bedroom 4	3.35m (10'9") x 3.50 (11'4")

Bath (Jack & Jill) 2.70m (8'8") x 2.60m (8'5")

Bathroom 1.35m (4'4") x 2.25m (7'3")

GROSS INTERNAL FLOOR AREA (M²) - 135 m²

EPC - D

EXTRAS

(Included in the sale)

Floor covering and light fittings.

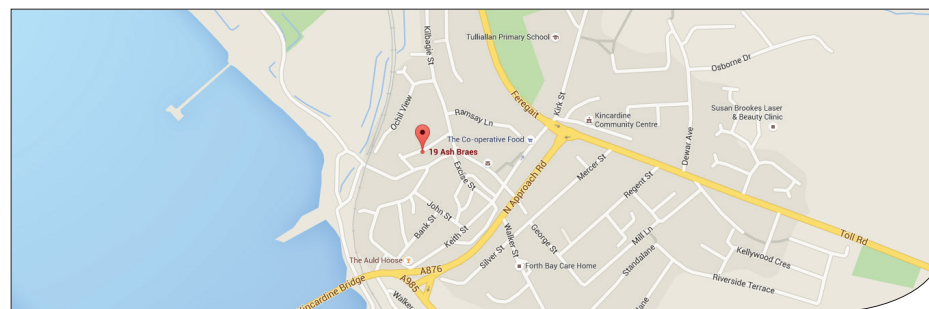


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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**Part
Exchange
Available**

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Text and description
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