



**McEwan Fraser Legal**

Solicitors & Estate Agents

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72 Standalane

KINCARDINE, FIFE, FK10 4NY

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 onto the motorway network.

72 STANDALANE

There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front facing window. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and rear door leading out to the landscaped gardens.

There are two double bedrooms upon the upper level all of which are a good size. The family bathroom is also located on the upper level and has a White suite comprising of bath with shower over, WC and wash hand

basin complete with splashback tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear all of which are fully enclosed by a wooden slatted fence. The property further benefits from off street parking to the Rear and side.



EXCELLENT FIRST TIME BUYERS PURCHASE. LOCATED IN A QUIET PEACEFUL LOCATION



DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.75m (18'10") x 3.35m (11')
Kitchen	3.40m (11'2") x 2.00m (6'7")
Bedroom 1	3.95m (13') x 2.80m (9'2")
Bedroom 2	3.55m (11'8") x 2.85m (9'4")
Shower Room	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²) - 62 m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings and blinds

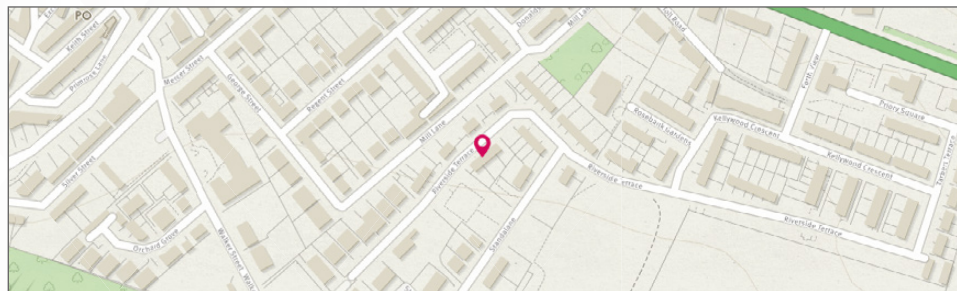
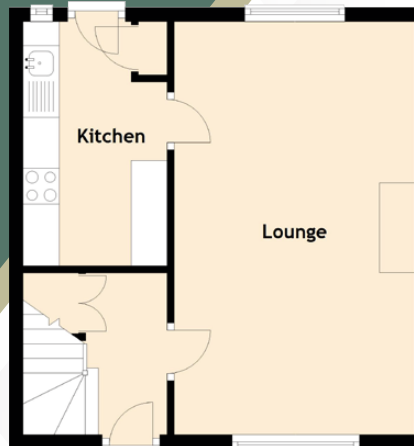


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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
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Designer