

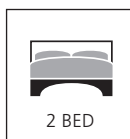


35 Burn Brae Park

Kincardine, Alloa, FK10 4RP



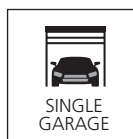
Scan Here!



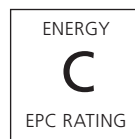
2 BED



1 BATH



SINGLE
GARAGE



ENERGY

C

EPC RATING

35

Burn Brae Park

Kincardine Alloa



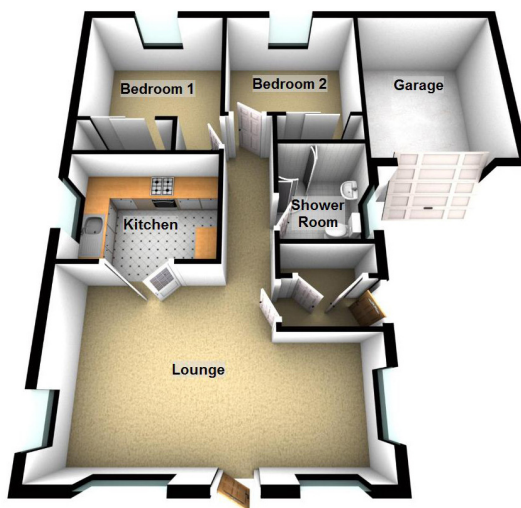
Kincardine is a popular town well served by its own traditional shops and high street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a large choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels 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 easy traffic congestion significantly since it was opened and provides easy and quick access onto the motorway network.

35 Burn Brae Park is a delightful detached bungalow situated within a sought after location. The property has been carefully maintained over the years and is presented in immaculate order throughout. The property enjoys a central location within the village and therefore provides access to a range of local facilities within a short walk. The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic family home or a first time purchase. Benefits include gas central heating and double glazing. Internally the accommodation extends to entrance

hall, family bathroom with white suite and walk-in shower, a bright and spacious lounge/dining area is the heart of the home with views over the front gardens, French doors lead directly into the fully fitted kitchen with a selection of wall and base units. Also to this level you will find two double bedrooms, both offering space for free standing furniture if required, this completes the accommodation on offer. The outside space includes a low maintenance and well matured front and rear gardens with off-street parking leading to the single garage.





Specifications

APPROXIMATE DIMENSIONS

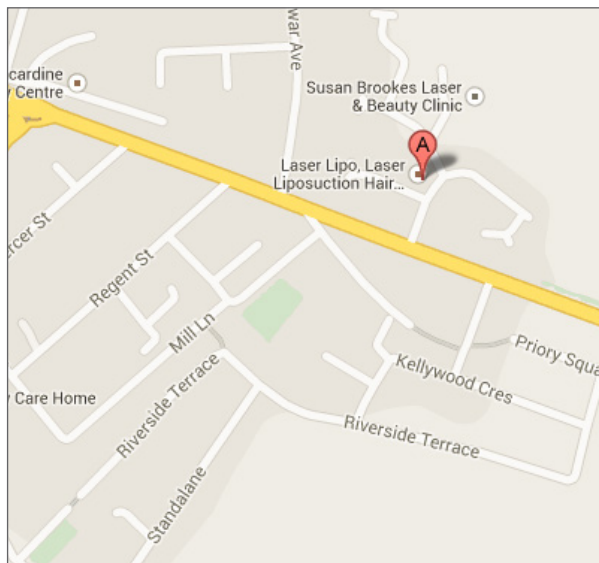
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.70m (12'2")
Kitchen	3.15m (10'4") x 2.25m (7'5")
Bedroom 1	4.12m (13'6") x 3.00m (9'10")
Bedroom 2	3.25m (10'8") x 2.73m (8'11")
Shower Room	2.10m (6'11") x 1.70m (5'7")
Garage	3.68m (12'1") x 3.00m (9'10")

EXTRAS

(Included in the sale)

Floor coverings, light fittings and window dressings.



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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
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Designer