



20 FAIRMOUNT DRIVE, SAUCHIE, FK10 3HN
ATTRACTIVE EXECUTIVE BUNGALOW WITH LOVELY
GARDEN GROUNDS AND DOUBLE GARAGE. SCOPE TO
EXTEND.

Alloa	2m	Kincardine	6m
Stirling	8m	Dunfermline	15m
Edinburgh	32m	Glasgow	33m

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Detached, spacious and well proportioned three bedroom, two public room bungalow in an attractive quiet suburban cul-de-sac with spectacular rear garden. The open plan kitchen and dining room and the large lounge are beautifully decorated and the three bedrooms are all generously sized. The décor throughout is of high quality and a lot of thought, time, money and effort has gone into it. The property is situated in a great location close to the major road and rail networks. There is scope to extend the house into the roof void to provide additional accommodation. The owners previously had planning consent for three further bedrooms and an ensuite. Other first floor extension precedent has been set in the street.

OFFERS OVER

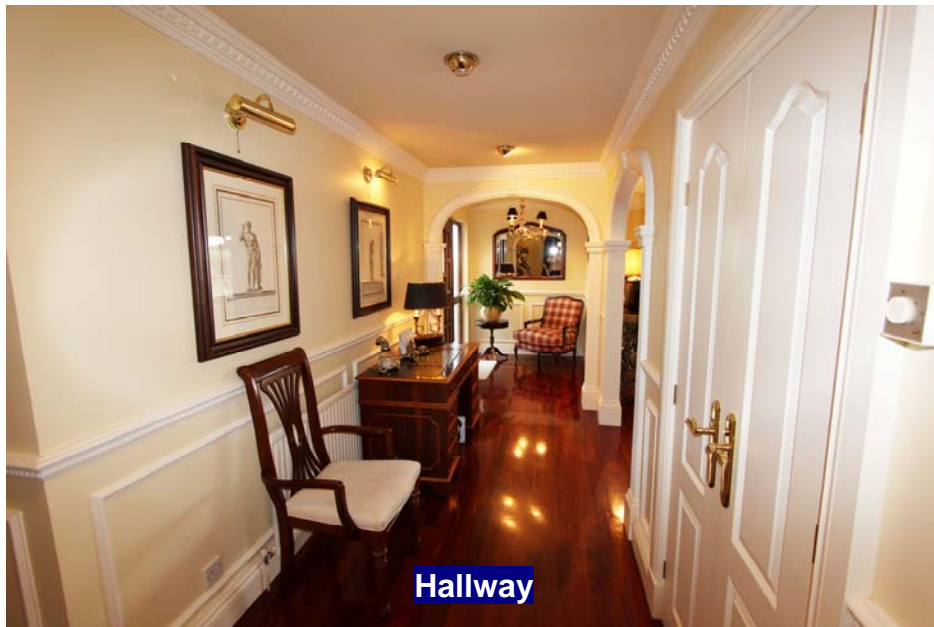
£240,000

DESCRIPTION

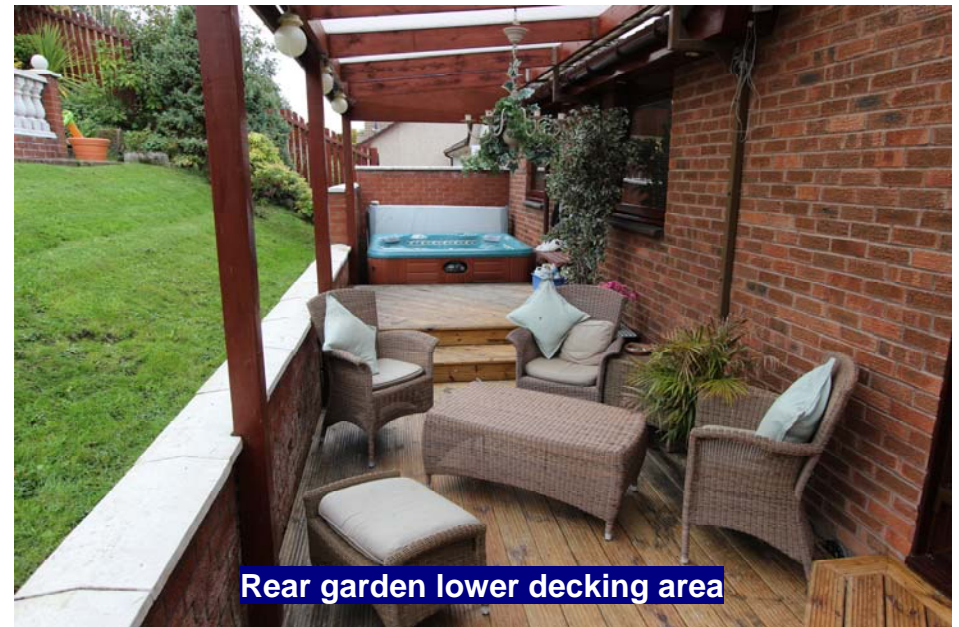
The house accommodation comprises of the following: entrance vestibule, hallway, spacious lounge with balcony, kitchen, dining room, family shower room and three double bedrooms with master en suite. The rear garden is particularly impressive with various terraces, attractive shrubbery and a hot tub. The property also benefits from a large double garage with remote controlled rolling doors accessed via mono block driveway.

Sauchie provides many local amenities including a Post Office, supermarket, and a variety of local shops. Educational facilities in Sauchie include nurseries, primary schools and the county college. Private schooling is available at nearby Dollar Academy. There are miles of walkways and paths to hack horses through the 370 acre Gartmorn Dam Country Park and Nature Reserve, Birkhill Plantation and forestry commission paths, along the shores of the Gartmorn Dam and along farm roads. Activities in and around 'the dam' also include fishing, canoeing, horse riding and bird watching. A short drive/cycle away are trails, golf, walking and mountain biking.

For the commuter there is good access to the motorway network via the new Kincardine Bridge. The Kincardine – Stirling rail system also connects to many areas of commerce within the central belt. The nearest Station is at Alloa. For those needing to commute further afield both Glasgow and Edinburgh International Airports can easily be reached in well under 1 hour.



Hallway



Rear garden lower decking area



ACCOMMODATION (APPROX 130 SQ. M.) EPC RATING:

Internally this well proportioned home provides comfortable and spacious living areas. The accommodation comprises: entrance vestibule, hallway, a beautiful lounge with feature gas stove, kitchen, dining room, family shower room, master bedroom with ensuite, two further double bedrooms and a double garage at lower level.

The accommodation comprises the following:

Entrance Vestibule (E) (2.3m x 1.8m) Arched open doorway to hallway.

Hall (4.6m x 1.8m) and (5.3m x 1.2m) Attractive hallway with downlighters. Storage cupboard housing hot water tank, sonas multi room sound system in the ceilings and house electrics. Rhodesian teak solid wood flooring.

Lounge (5.9m x 4.8m) (S) Lovely large and bright room with patio doors to raised balcony to south. Feature gas stove. Rhodesian teak solid wood flooring Attractive open fireplace. A light and spacious room ideal for entertaining. Doors to hallway.

Kitchen (5.3m x 3.5m) (N) Thoughtfully designed for family living with quality fixtures and fittings including granite and hardwood worktops. Falcon Range cooker with gas hob. Chandalier over central island. Rhodesian teak solid wood flooring. 2 x patio doors to rear garden and open arched doorway to dining/breakfast room.

Dining room (4.1m x 4.1m (widest) (N) Large open plan dining space from kitchen with patio doors to decking areas to rear of house. Open arched doorway to hallway. Rhodesian teak solid wood flooring. Sonas sound system speakers in ceiling.

Shower room (2.2m x 1.8m) (E) WC and wash hand basin. Electric Mira corner shower. Fully tiled walls with ornate border. Heated towel rail. Glazed window to east.

Bedroom 1 (3.4m x 3.3m) (S) Bright and airy master bedroom with picture windows to south. His and hers built in mirrored sliding wardrobes. Door to ensuite bathroom.

Ensuite (3.0m x 2.3m) (E) Double sized shower. Fully tiled walls and flooring. WC and wash hand basin with lovely marble worktop. Storage cupboards below WHB.

Bedroom 2 (3.5m x 3.1m) (N) Windows to north. Television point. Cream carpet.

Bedroom 3 (3.1m x 2.8m) (N) Windows to north. Inbuilt cupboard. Cream carpet

Double Garage – (7.5m x 5.5m) Remote controlled roller door system. Concrete floor. Electricity and water connections. Storage racks to sides.





Bedroom 2



Bedroom 3



Master bedroom ensuite bathroom



Shower room

DOUBLE GARAGE

The property benefits from a large double garage accessed from a monoblocked driveway to street level. The garage is on a lower level to the main house accommodation. It has various storage shelves which can be included in the sale. There are water and electricity connections as well as a remote controlled roller door system.

GARDENS

The property benefits from a large plot with lovely rear Gardens. The garden slopes to the south. Previously the owners removed many tonnes of soil to create a unique terraced garden space with three decked and paved seating areas. It is a purpose built entertainment space with solar end electric powered feature lighting. There is a mixture of shrubbery as well as an ornate waterfall which trickles from the top of the garden to a pond at the lower decked area. There is also a shaded and private 6 person hot tub which is to be included in the sale. This unique garden must be seen to be appreciated.

The front garden is laid mainly to grass with various shrubbery. It slopes to road level. There is a monoblocked driveway and a path leading to the front entrance.

PLANNING POTENTIAL

There is expired consent to convert the roof void to provide additional accommodation. The plans prepared included three further bedrooms, one with an ensuite. Although this consent has now expired, the planners would most probably look kindly on future planning applications. There has been precedent for loft extensions set by two other properties in the street.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared October 2013.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

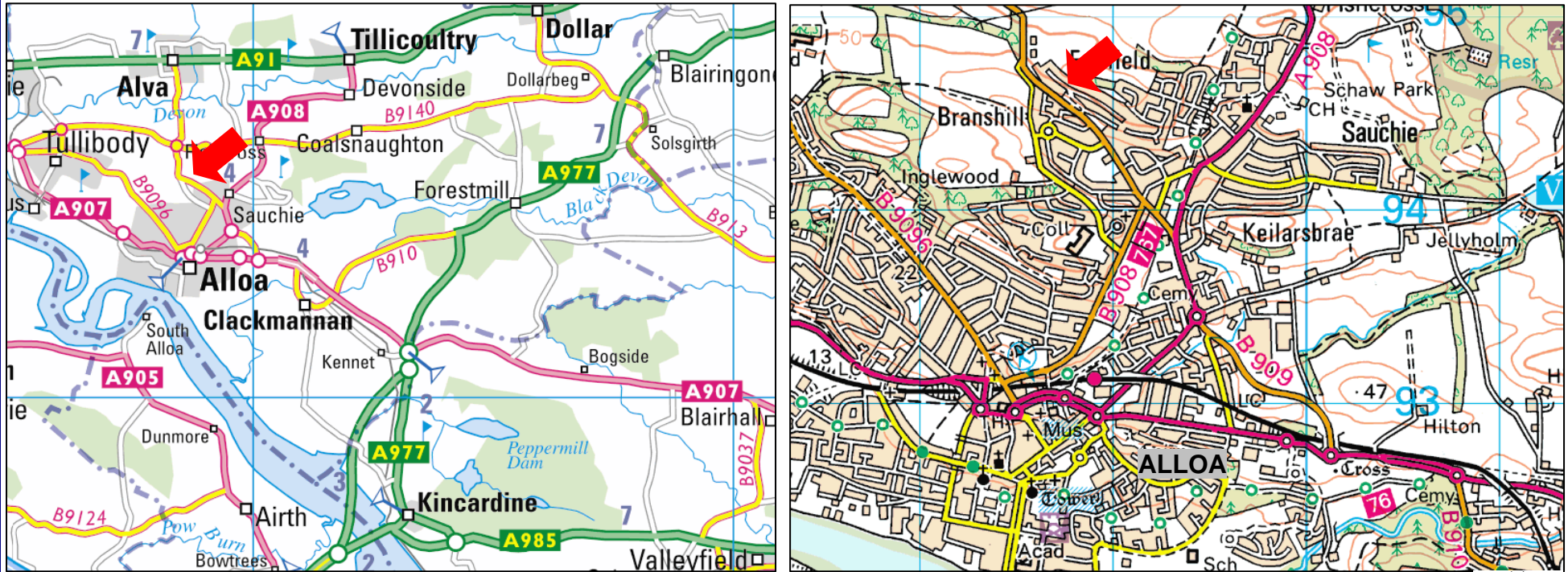


Rear garden seating area



Rear garden with views to south

LOCATION PLAN



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DIRECTIONS

From Clackmannanshire Bridge northbound – Cross the bridge heading northbound on the A876. After 2 miles, at the roundabout, take the first exit onto the A977. At the next roundabout (0.2 miles) take the second exit onto the A907 signposted for Alloa. Take the second roundabout after about 2 miles onto the B907 (signposted for Tillicoultry, Clackmannan, Sauchie). Continue northbound on this road for approximately 1 mile. Go straight over the roundabout staying on the B907. Go straight over the next roundabout (Signed Alva, College, B908). Continue through Sauchie for approximately half a mile. On exiting Sauchie, Fairmount Drive will be on your right hand side as indicated by a McCrae and McCrae sign. Follow this road up the hill and round the bend. Turn to your right and the house is approximately 20 metres along on your left hand side.