



15 Glebe Road, Kincardine, FK10 4QB



Lounge



Kitchen



Master Bedroom



Bedroom 2

15 Glebe Road, Kincardine. FK10 4QB

Alloa 4m
Larbert 5m
Falkirk 5m
Dunfermline 12m
Stirling 19m
Edinburgh 11m

Attractive mid terraced house in excellent condition with an attractive south facing aspect with the nearest road and house to the south being about 80 yards away.

GROUND FLOOR

- Entrance porch
- WC
- Fitted kitchen
- Lounge

FIRST FLOOR

- Master bedroom
- Further 2 bedrooms, 1 double/1 single
- Family shower room

GARDEN & OTHER MATTERS

- Paved back garden with garden hut
- Paved front garden
- Council Tax Band B
- Home Report £83,000
- EPC Rating - C
- OFFERS OVER £80,000



Home Report & EPC refer to
www.packdetails.com Ref: HP364817

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

DIRECTIONS

From Edinburgh and the M9 motorway, head towards Forth Road Bridge at Junction 1a take the signpost for Stirling, Kincardine Bridge. Leave the M9 at Junction 7, then join the M876 motorway signposted Kincardine Bridge. At Junction 3 head onto the A876 signposted Kincardine Bridge. At Higgins' Neuk roundabout take the 3rd exit onto the A985. Cross over the Kincardine Bridge and turn first left towards Kincardine Town Centre then immediately turn right into Kirk Street. Follow the road round until you come to a sharp left hand bend and after this take the first turning on the left. Turn right and No 15 is on your left.

From Stirling head towards the A9 signposted Bannockburn, St Ninians, Denny. Follow all signs on the A872 heading towards M9. Join the M9 signposted Edinburgh. Leave the M9 at Junction 7, then join the M876 signposted Kincardine Bridge and continue as per directions above.

SITUATION

15 Glebe Road is situated to the north of the Kincardine Bridge. Kincardine is a small town located on the north shore of the Firth of Forth where the estuary narrows to a river. It is also the location of the Scottish Police College at Tulliallan Castle on the outskirts of the town. There are ample country walking areas and a newly connected cycle path from Stirling to Fife. Traffic has been greatly reduced through the town due to the newly built Clackmannanshire Bridge. Kincardine has an excellent Primary School, library, restaurant/pub, community centre, shops and an 18hole golf course.

DESCRIPTION

The mid-terraced house is harled under pantiled pitched roof. It has gas central heating and double glazing throughout and is in excellent condition.

The staircase to the first floor has been fitted with a Superglide 120 stairlift which is approximately 5 years old. The loft is floored and has an access ladder.

It is south facing with the nearest road and houses being about 80 yards to the south.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Partially glazed front door. Laminated flooring and large understair cupboard.

Kitchen 4.5m x 4m (N)

Fitted wall units with built in ceiling downlighters and extra spotlight lightfitting. The hob is halogen and there is a built in Sanyo fan oven/microwave and lower Hotpoint fan assisted oven. There is space for a large fridge/freezer and a washing machine.

Downstairs WC 1.5m x 1m (N)

Laminate floored with vanity wash hand basin and WC.

Lounge 7m x 5m (S)

Carpeted lounge with staircase and stairlift to first floor. Patio doors giving access to the steps to the rear garden. Electric fire with wooden surround are included in the sale.

FIRST FLOOR

Landing

Wooden slatted balustrading and landing leading to 2 double bedrooms, one single room and a family shower room.

Shower Room 2.5m x 2m (N)

Laminate floored shower room with electric shower, WC and wash hand basin.

Bedroom 2 3.8m x 3.5m (N)

Double bedroom with large fitted mirror wardrobes which are 1m x 3.1m. TV socket.

Master bedroom 4m x 3.5m (S)

South facing double bedroom with large fitted wardrobes and boiler cupboard housing a boiler which is approximately 1 year old.

Bedroom 3 2.2m x 3m (S)

Single bedroom with storage cupboard and fitted wardrobes.

Loft

The loft situated over the landing is floored and has access ladder.

GARDENS

The front garden has a lawn, paved walkways and perimeter walls. The rear garden measures 12m x 6m and is slabbed with a checkered effect and chipped with raised flower beds and a high Cypress hedge.

It incorporates a lean to greenhouse to the rear wall of house and a garden shed. These will be included in the sale.

SERVICES

Mains electricity, water drainage and gas, gas fired heating.

Council Tax Band B.

INCLUDED WITH THE SALE:

Carpets, curtains and blinds, oven and microwave, cooker, dishwasher, garden shed and decking.

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.

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 therefrom. 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.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



Front Garden



Rear Garden



LOCATION PLAN