



**McEwan Fraser Legal**

Solicitors & Estate Agents

01259 230 800

**11 Toll Road**

KINCARDINE, ALLOA, FK10 4RN





# The Location

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 to the motorway network.





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An excellent opportunity has arisen to acquire this spacious three-bedroom mid-terrace cottage, well located within the popular Fife town of Kincardine and making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order while briefly consisting of;

Ground Floor: entrance vestibule, internal hallway with a large storage cupboard as well as an under-stair storage cupboard, a bright and spacious lounge as well as a fully fitted, partially tiled kitchen which benefits from a range of integrated appliances, including a 4-gas hob, extractor hood and oven.

There is a spacious double bedroom, which is currently used as a dining room and a three-piece, fully tiled shower room with a double walk-in shower cubicle and waterfall shower head.

First Floor: two double bedrooms one of which has an over-stair storage cupboard.

This property also benefits from gas central heating, full double glazing, low maintenance private garden grounds to the rear of the property, as well as more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.







Bedrooms and Shower Room



# The Details



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.62m (11'11") x 3.45m (11'4")
Kitchen	2.75m (9') max x 2.55m (8'4")
Bedroom 3/ Dining Room	3.42m (11'3") x 2.96m (9'9")
Shower Room	2.35m (7'8") x 2.06m (6'9")
Bedroom 1	3.40m (11'2") x 2.95m (9'8")
Bedroom 2	4.37m (14'4") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: D

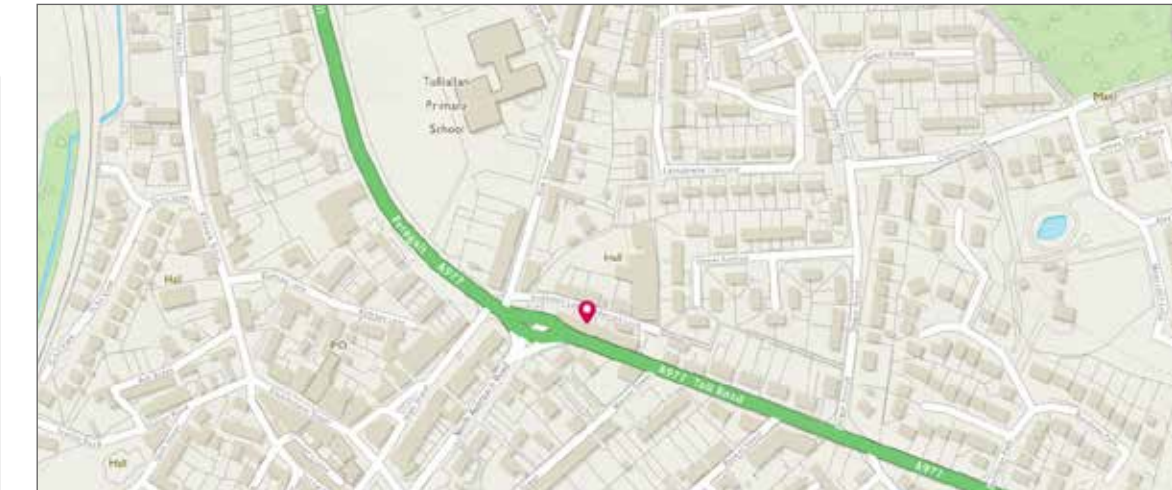


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**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01259 230 800  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**SEAN NICOL**  
Surveyor



Professional photography  
**LEIGH ROLLO**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer