




McEwan Fraser Legal
Solicitors & Estate Agents
01786 231 155

28 The Hennings

SAUCHIE, ALLOA, FK10 3ES



Sauchie

ALLOA, FK10 3ES

Sauchie is well served by a selection of local shops which will cater to all your daily needs, with more extensive shopping facilities available in Alloa's town centre. There are excellent primary and secondary schools close to hand as is Clackmannan College. The nearby city of Stirling can be reached by car or public transport whilst good motorway links enable travel to Glasgow and Edinburgh. The railway station at Alloa provides direct services to Edinburgh, Glasgow and Stirling.



28 The Hennings

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McEwan Fraser is delighted to bring to the market this well-presented, four-bedroom, detached family home. Offering spacious and adaptable living, the property is in a quiet Cul-de-sac on a generous-sized plot in a sought-after residential development. It is within easy walking distance to the local primary school and amenities.

The property is in excellent order. Accessed by stairs to the side it comprises an entrance vestibule with handy storage cupboard, a hallway with further storage cupboards, a bright, well-proportioned lounge offering various furniture configurations. A large picture window provides stunning elevated views of the Forth Valley.

The current owners have extended the kitchen/dining area. This now provides generous proportions for cooking, dining and entertaining. Two Velux windows in the vaulted ceiling light up the space with natural daylight. The kitchen itself has a full range of good quality units including a central Island which provides a large preparation and storage space for the aspiring chef. There is ample space for a large dining table and chairs, ideal for social gatherings to make it the heart of the home.

Four good-sized bedrooms, three of which have built-in wardrobes, the master bedroom also has en-suite facilities. The modern stylish family bathroom has tiled walls and flooring.

The property can also be accessed on the ground floor via a large reception room, benefits from a large under-stair storage

cupboard. The stairs give internal access to the main living accommodation. The reception room provides access to a large single garage. The garage has a bank of kitchen units, worktop and sink. Plumbing is in place for a washing machine and tumble dryer, still leaving ample space for a car. The garage benefits from fully insulated garage walls with insulated electric garage door. A warm space, as it includes the boiler and megaflo water tank. Drying pully on ceiling included in sale.

The spacious driveway has Monobloc paving offering parking for several cars. The rear garden is on a sloping site and is tiered to make the most of the space. The top tier has a large 5m X 4m studio finished in ¾ inch tongue and groove exterior cladding. This benefits from having high-density insulation, double glazing, electrics and wooden flooring. It is ideal for multiple use, office/man cave/ teenage hangout/summer house, it is surrounded by a large decking area ideal for patio furniture and summer BBQ's and is a real bonus to the property.

The garden has a large wooden climbing frame, perfect for a young growing family. The garden is uncluttered with a well-maintained lawn and paved areas. The garden includes a good-sized shed in the sale.

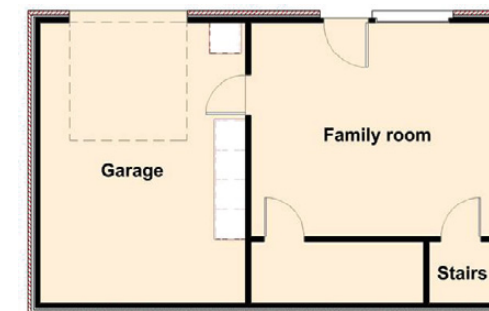
The entire house has quality oak flooring with the exception of the carpeted lounge tiled bathroom and en-suite. The property benefits from gas central heating and is double glazed throughout. This is a perfect place to raise a family and can expect to have mass appeal. Early viewing is essential to avoid disappointment.





Specifications & Details

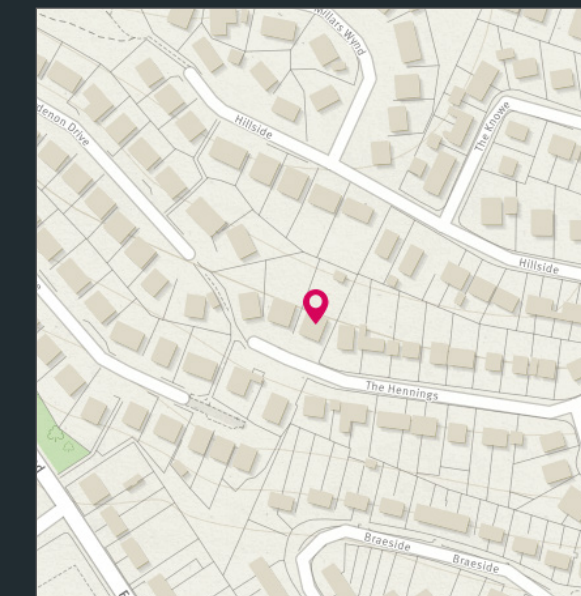
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.4m x 4.2m
Kitchen	4.1m x 3.3m
Dining	5.6m x 3.2m
Master Bedroom	4m x 3.1m
Bedroom	4m x 3.2m
Bedroom	3.3m x 2.6m
Bedroom	4.2m x 2.3m
Bathroom	2.3m x 1.7m
Ensuite	2.3m x 1.2m
Family room	4.4m x 4.3m
Garage	5.5m x 4.4m
Hall	6m x 1.3m

Gross internal floor area (m²): 147m² | EPC Rating: C





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Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
SANDRA LINDSAY
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer