

23 South Pilmuir Road

CLACKMANNAN, CLACKMANNANSHIRE, FK10 4ET



A BRIGHT AND SPACIOUS TWO BEDROOM HOME OFFERING GENEROUS LIVING ACCOMMODATION



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present 23 South Pilmuir Road to the market. The property is entered via the main front door, which opens into a welcoming hallway, finished in light neutral décor with timber style flooring that helps create a bright and inviting first impression. The hallway forms the central point of the ground floor, providing access to both the living room and the kitchen.

The living room is a particularly generous reception space, decorated in soft neutral tones which enhance the natural light entering through the large window and the glazed doors that open directly out to the garden. One wall features a distinctive stone brick style finish incorporating a fireplace, creating an attractive focal point and adding character to the room.

The proportions allow for a variety of furniture arrangements, making the space well-suited to both everyday relaxation and entertaining, while the doors to the garden help create a natural connection between the interior and outdoor space.





The kitchen is positioned just off the hallway and offers a practical layout with a range of traditional timber cabinetry and work surfaces. The room is finished in light décor, which keeps the space feeling bright and functional, with ample room for appliances and day-to-day cooking.





From the kitchen, there is access to a useful ground-floor cloakroom fitted with a WC and wash hand basin, along with a rear porch which provides a convenient secondary entrance and a practical space for coats, shoes and everyday household items.



Upstairs, the landing leads to two well-proportioned double bedrooms. The principal bedroom is a comfortable and spacious room which enjoys an open outlook across the surrounding rooftops towards the distant landscape beyond, bringing a pleasant sense of light and openness into the space. The décor is neutral, allowing the room to be easily personalised.





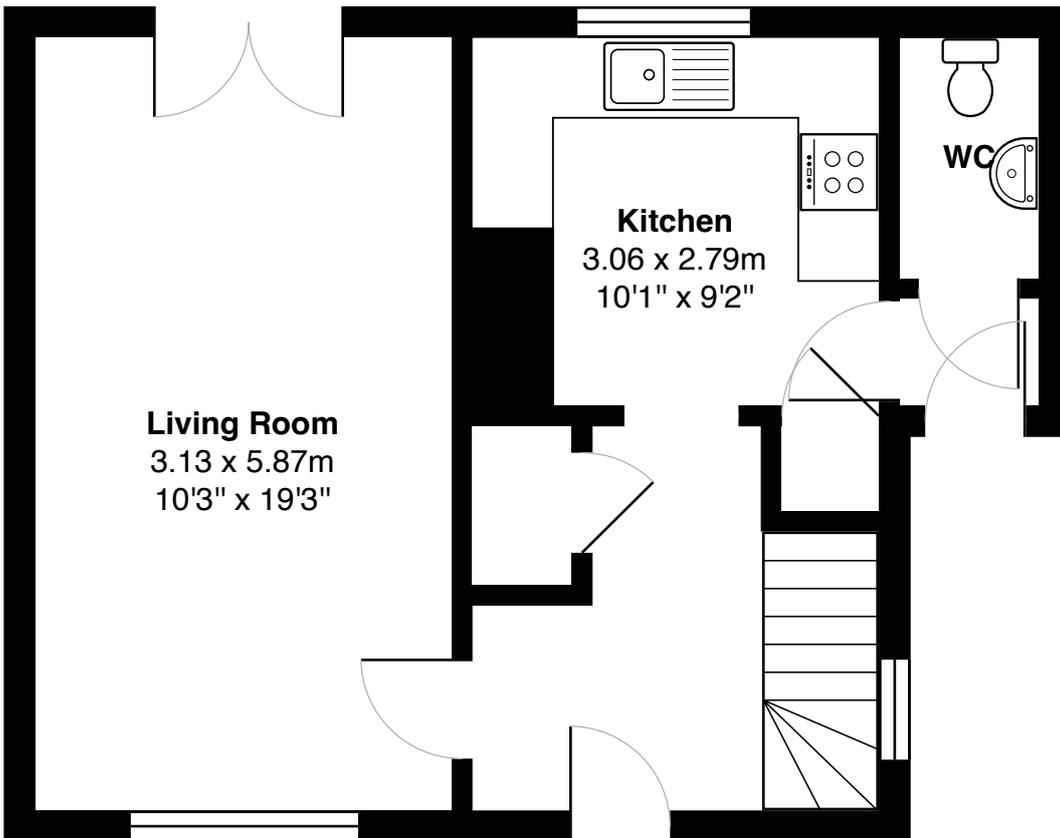
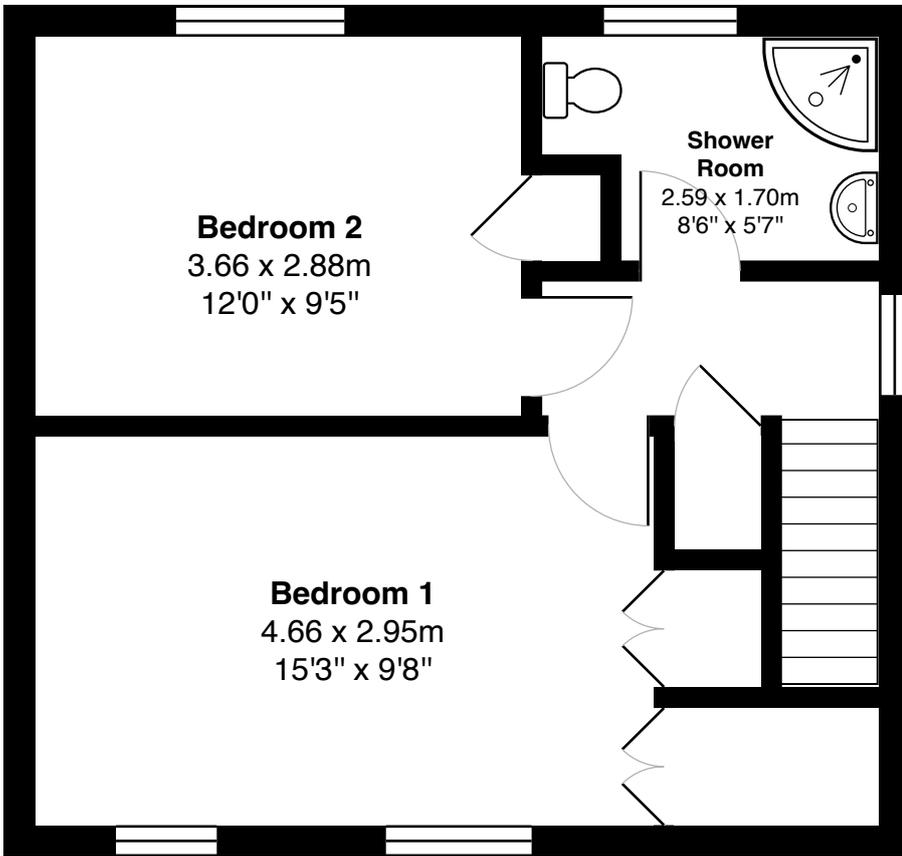
The second bedroom also offers generous proportions and benefits from extensive mirrored wardrobes providing excellent built-in storage. The light décor and flooring maintain the bright feel seen throughout the property and allow the room to be adapted to a variety of uses.





Completing the accommodation is the bathroom, fitted with a white suite including a shower enclosure, WC and wash hand basin, finished with clean neutral tiling that gives the room a fresh and practical finish.





Gross internal floor area (m²): 79m²

EPC Rating: D

Externally, the property sits behind an enclosed front garden which provides an attractive approach to the home. To the rear, there is a notably large garden area which offers significant potential for landscaping, outdoor seating areas or further planting. The space already includes a useful garden shed and enjoys good privacy, creating an excellent opportunity for a buyer to develop a generous outdoor retreat.



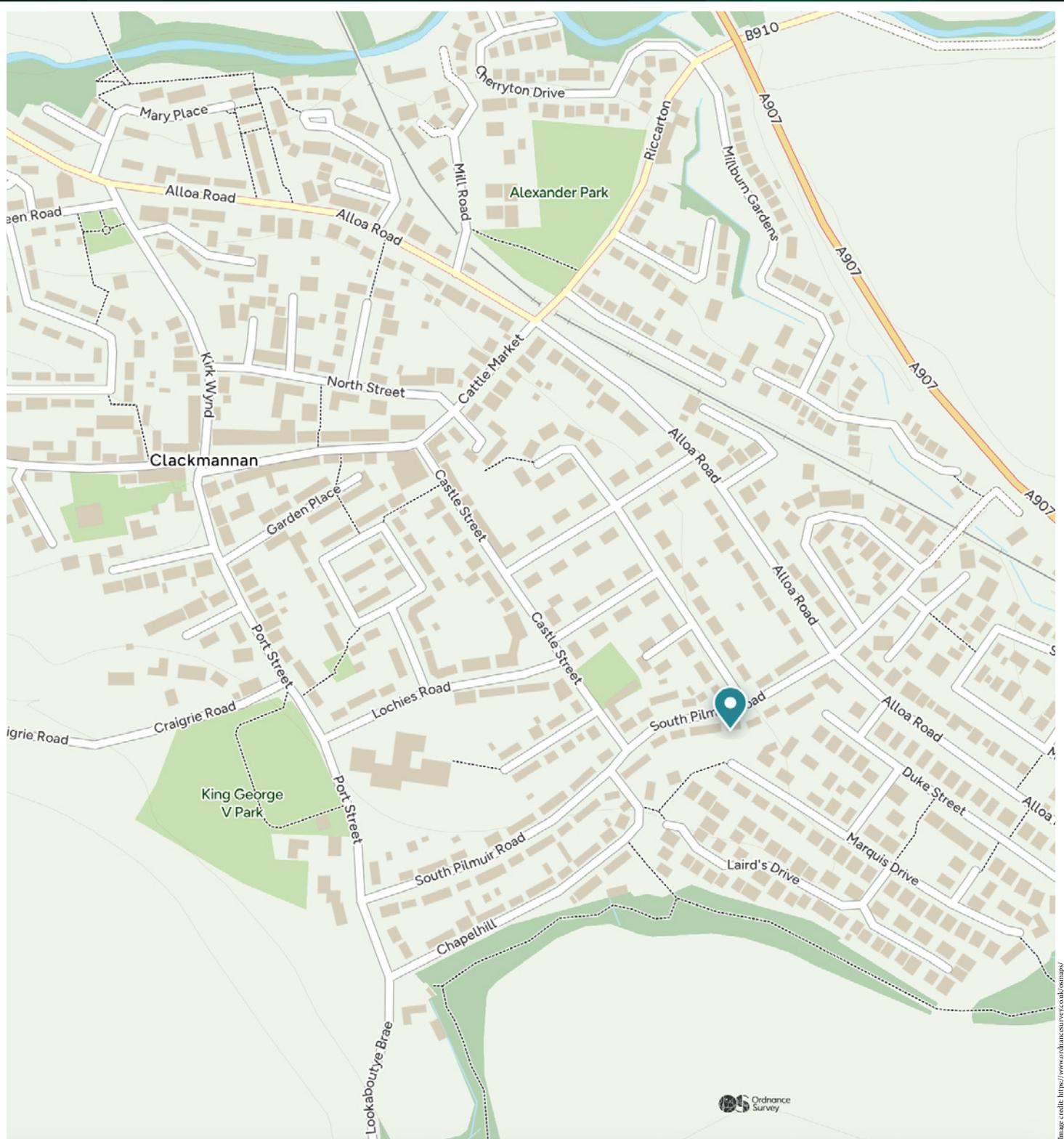


Clackmannan is a historic village set within the heart of Clackmannanshire, offering a welcoming community atmosphere while remaining well connected to the wider Central Belt. The property is ideally placed within easy reach of everyday amenities including local shops, cafés, schooling and healthcare services, with nearby Alloa providing a wider selection of supermarkets, retail outlets, restaurants and leisure facilities.

The area is particularly well suited to those who enjoy outdoor living. The surrounding countryside offers an abundance of walking routes and cycling paths, while the nearby Ochil Hills provide a striking backdrop and excellent opportunities for hiking and exploring nature. The River Forth and the surrounding area enhance this area's appeal for those seeking a balance between village living and access to open green space.

For commuters, the location is well placed for travel throughout the Central Belt. Alloa railway station provides regular services to Stirling and Glasgow, while road connections allow straightforward access to Stirling, Falkirk, Dunfermline and beyond. This combination of local charm, strong transport links and easy access to countryside makes Clackmannan a particularly appealing place to call home.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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