

15 George Street

KINCARDINE, CLACKMANNANSHIRE, FK10 4NR



LOVELY SEMI-DETACHED COTTAGE IN
THE HEART OF THE VILLAG



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15 George Street is a beautiful semi-detached cottage with many original features and is brought to the market in immaculate condition. The property has been looked after carefully by the present owners.

There is a welcoming entrance vestibule that leads to the spacious lounge. The lounge is pleasantly located to the front of the property with a front-facing window and wooden floors. The dining area is a good size and is located off the lounge, the perfect place for entertaining family and friends. There is a good-sized modern kitchen to the rear with a range of floor and wall-mounted units. The family bathroom with a three-piece white suite is situated to the rear of the property. Bedroom two is also on the ground floor which is double in size with built-in wardrobes. Journey to the upper level where you will discover the large master bedroom with an en-suite shower room.

The property further benefits from double glazing and gas central heating. There is a large double garage to the side of the property. The rear gardens are secluded and provide a child and animal-safe environment.







The Kitchen





Bedroom 1







Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	7.01m (23') x 3.30m (10'10")	Bathroom	2.35m (7'9") x 1.70m (5'7")
Kitchen	3.40m (11'2") x 2.20m (7'3")	En-suite	2.70m (8'10") x 2.20m (7'3")
Dining Area	3.15m (10'4") x 2.00m (6'7")	Gross internal floor area (m ²):	91m ²
Bedroom 1	5.35m (17'7") x 4.05m (13'3")	EPC Rating:	E
Bedroom 2	3.90m (12'10") x 2.60m (8'6")		

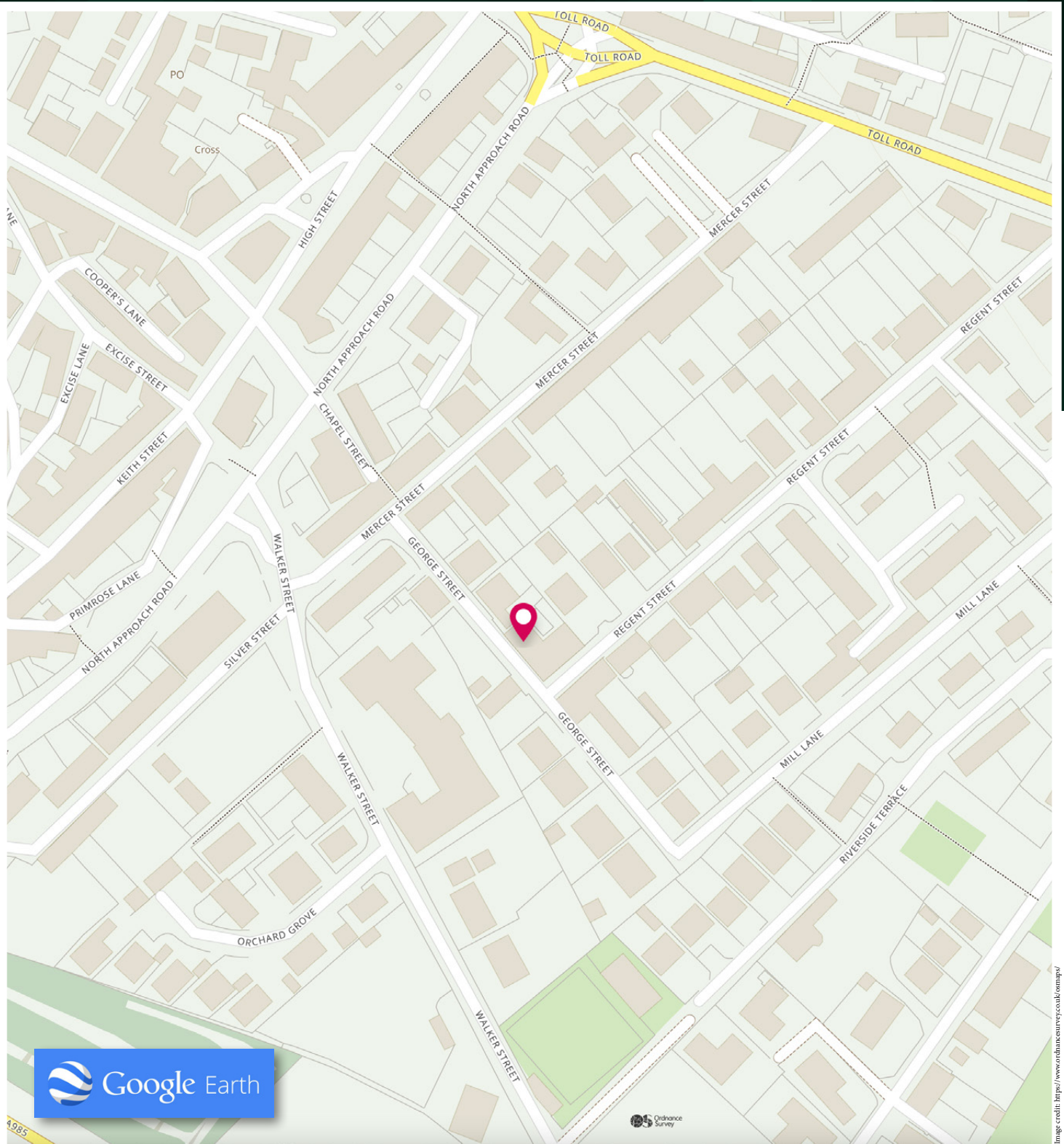




Kincardine is a popular town well served by its own traditional shops and High street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a large choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels 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 onto the motorway network.



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