

85 Kilbagie Street

KINCARDINE, CLACKMANNANSHIRE, FK10 4QX



Excellent one-bedroom main door villa in a popular central location



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An excellent opportunity for first-time buyers or buy-to-let investors, this delightful one-bedroom lower villa offers comfortable living in a sought-after location.

THE LOUNGE



The property welcomes you through the main front door into a bright inner hallway, with all rooms leading off it. The open-plan lounge and dining area provide a welcoming space for relaxation and entertainment. The modern kitchen is equipped with a range of floor and wall-mounted units, ensuring both style and functionality. At the rear, a door leads out to the secluded garden, perfect for enjoying some outdoor space.

THE KITCHEN





The spacious master bedroom is positioned at the front and features built-in wardrobes for ample storage. Adjacent to the bedroom, you'll find a well-appointed three-piece family bathroom.

THE SHOWER ROOM



THE BEDROOM

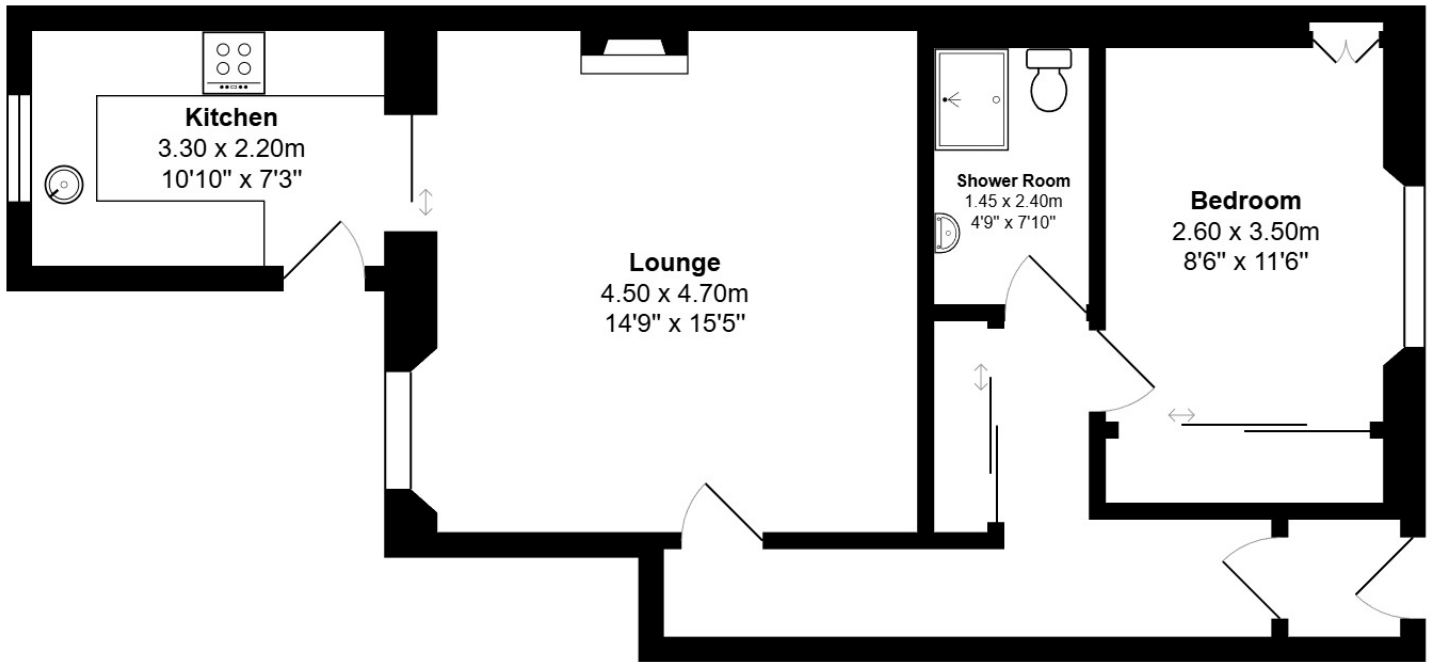


This villa combines convenience, comfort, and potential, making it a must-see.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: D



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 wide choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels is also available, 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 significantly reduced traffic congestion since it was opened and provides easy and quick access onto the motorway network.



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