

# 46 Devon Valley Drive

SAUCHIE, CLACKMANNANSHIRE, FK10 3GA



*WONDERFUL FOUR BEDROOM  
FAMILY HOME IN A QUIET CUL-DE-SAC*



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Welcome to this stunning four-bedroom property located within a private cul-de-sac in the popular village of Sauchie. 46 Devon Valley Drive is a beautifully extended family home offering spacious and flexible accommodation throughout, perfectly suited for modern family living.

The accommodation begins with a welcoming entrance hallway with a staircase leading to the upper level. The large, bright lounge provides the ideal space for relaxing, while the impressive rear kitchen is fitted with a range of wall and base-mounted units, offering ample worktop and storage space.





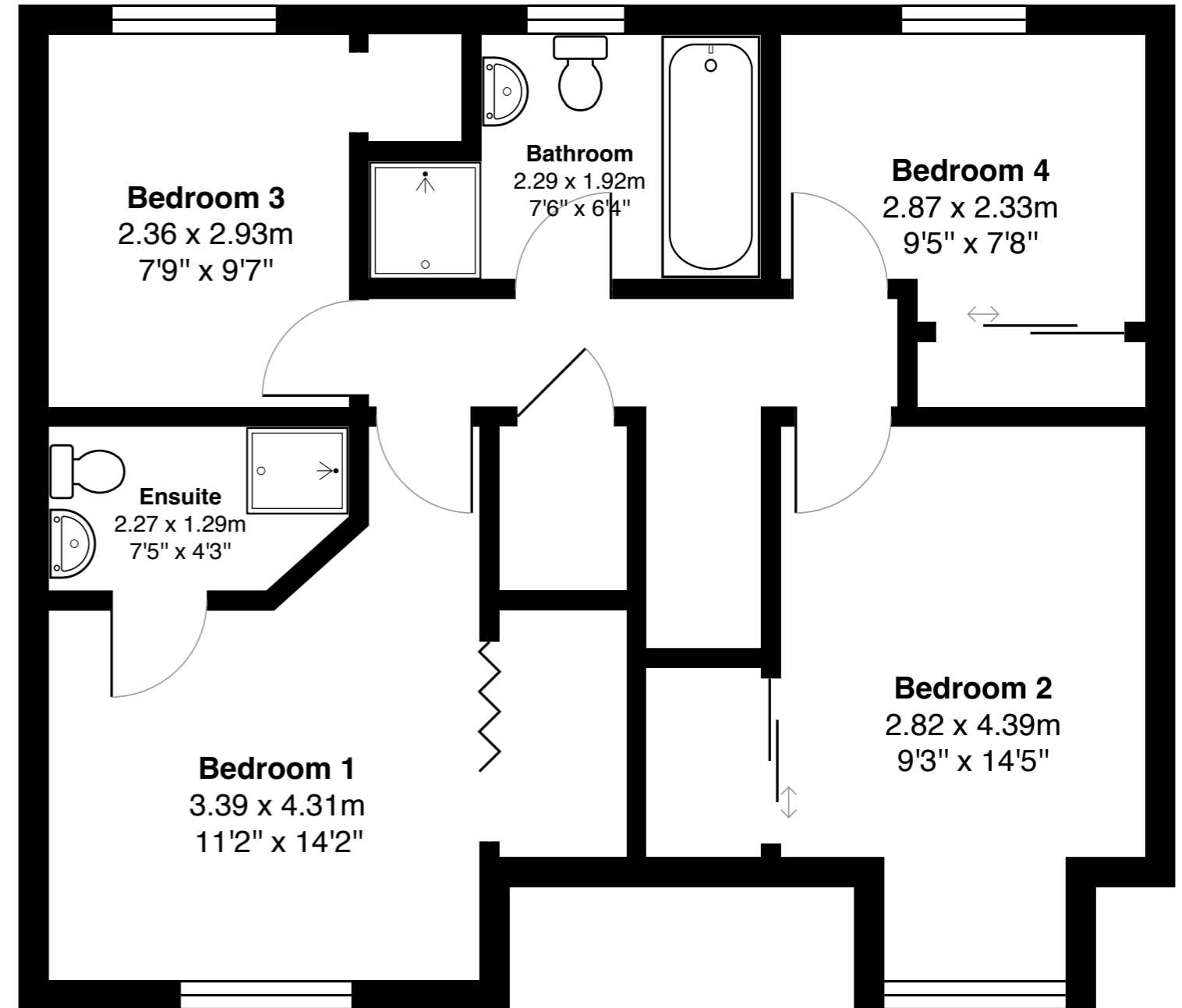
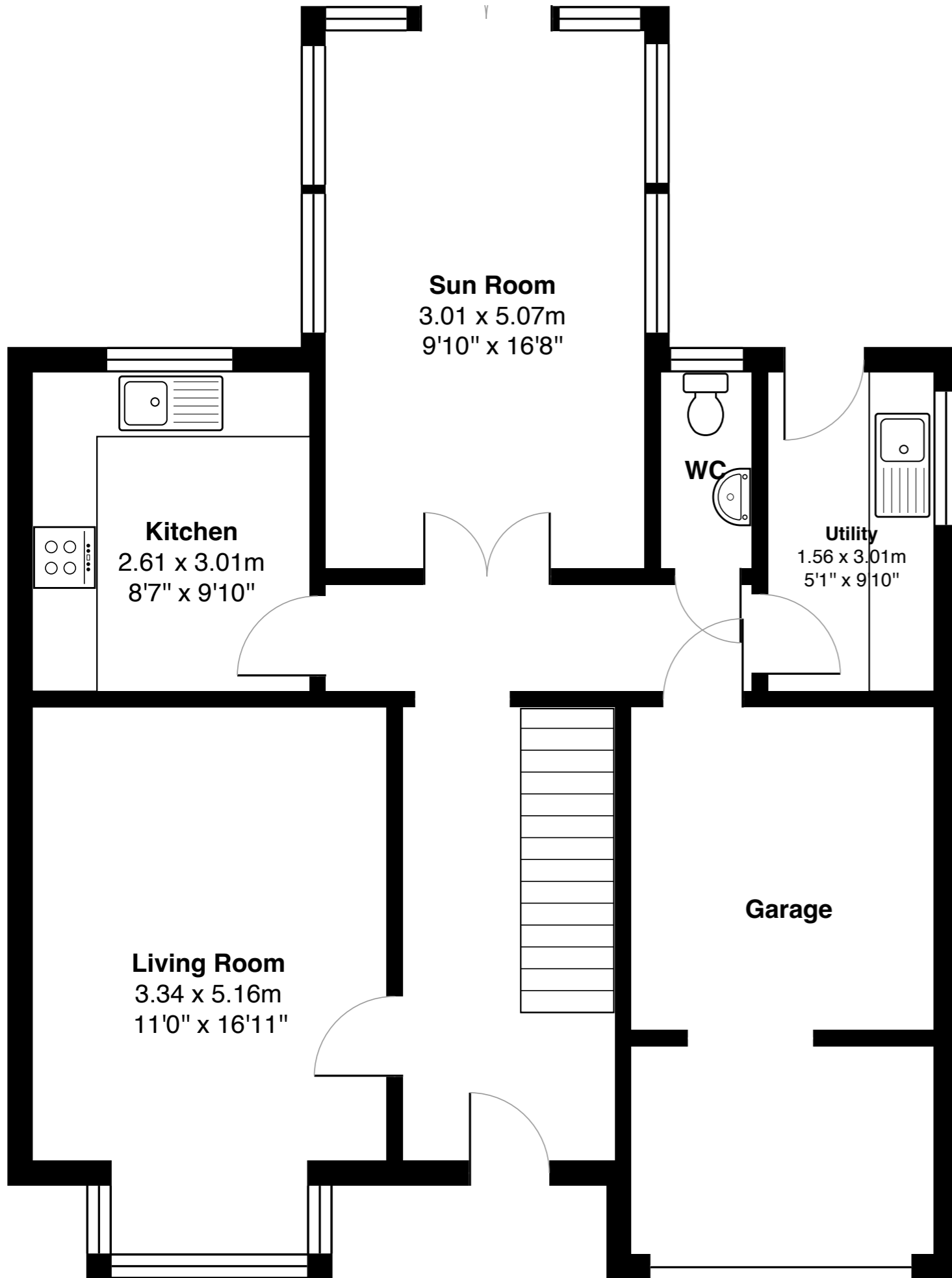
Adjacent to the kitchen is a fantastic separate sun room which has been extended into the rear gardens, creating a superb entertaining space with French doors leading directly outside. A handy utility room and convenient ground-floor WC complete the lower level.



The upper floor offers four generously sized double bedrooms. The impressive master bedroom benefits from built-in wardrobes and a stylish en-suite shower room, while the remaining bedrooms are serviced by a beautiful four-piece family bathroom.



Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup>  
EPC Rating: C





Externally, the property boasts fully enclosed rear gardens offering a private, child and pet-friendly environment, ideal for families and outdoor entertaining. To the front, a large driveway provides off-street parking for two vehicles.

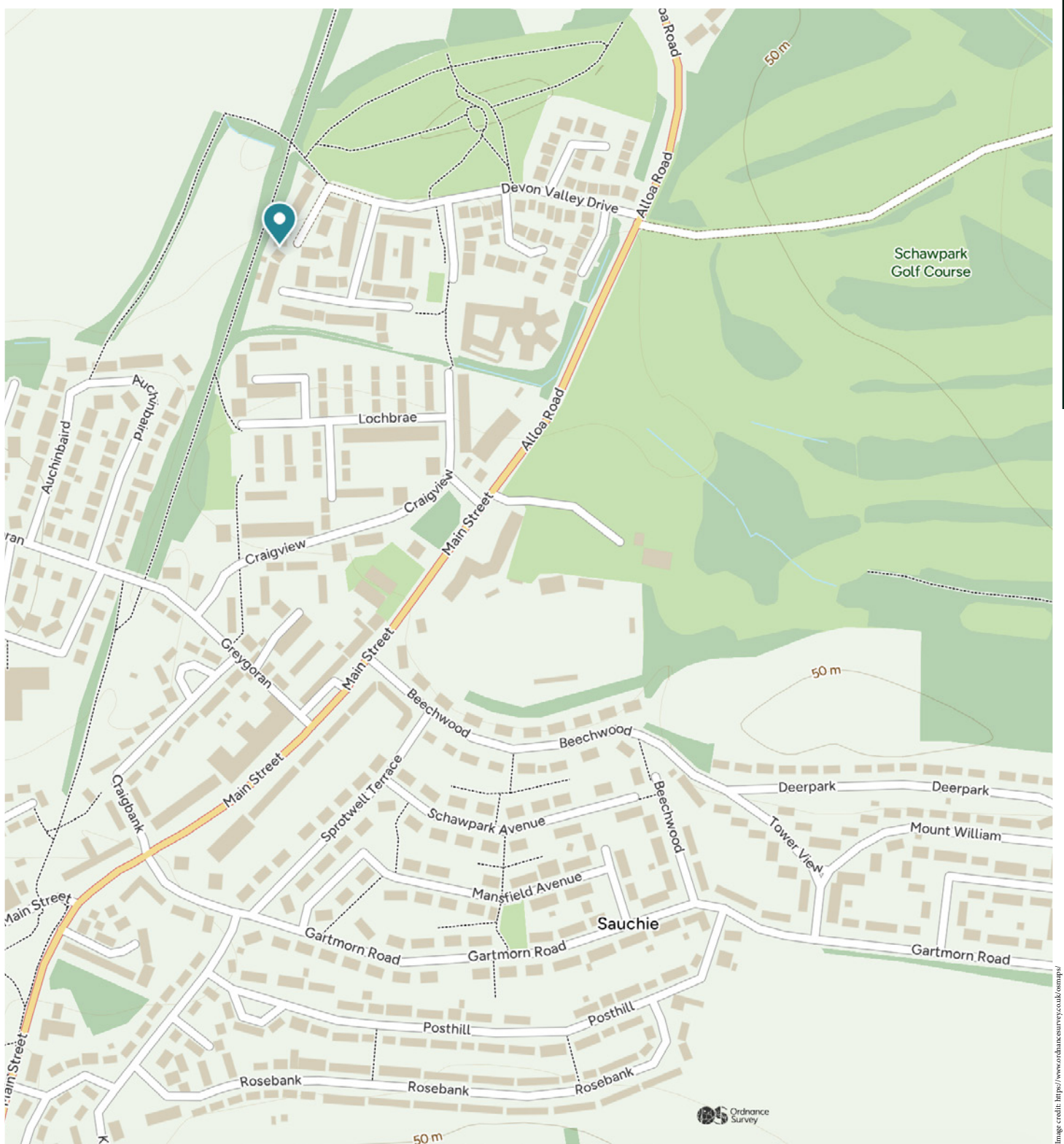
Early viewing is highly recommended to appreciate the size, quality, and excellent location this fantastic family home has to offer.



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 at hand, as is Clackmannan College. There is a good range of leisure facilities, including a swimming pool in Alloa and an 18-hole golf course in Sauchie and in Alloa.

The nearby town 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.



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