

18 LAIRD'S DRIVE, CLACKMANNAN FK10 4EQ

HARPER & STONE
ESTATE & LETTING AGENTS





18 LAIRD'S DRIVE

CLACKMANNAN, FK10 4EQ

PROPERTY FEATURES

- 3 bedroom detached bungalow Circa 2007
- Quiet Cul de Sac location in Clackmannan
- Approximately 90 square meters of flexible living
- Bright and spacious lounge with attractive bay window
- Principal bedroom with ensuite shower room
- Well appointed family shower room
- Private front garden and fully enclosed rear garden
- Close to all local amenities
- Detached single garage and newly laid mono bloc driveway
- Early viewing advised

Harper & Stone are delighted to present to the market this modern detached bungalow set within a peaceful cul de sac in the highly sought after Laird's Drive in the charming town of Clackmannan. Built circa 2000, this attractive home offers bright, spacious and well proportioned accommodation all on one level, perfectly suited to families, downsizers or those seeking comfortable modern living in a quiet residential setting.

The Accommodation is Offered as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen, Bedroom with Ensuite Shower Room, Two further Bedrooms and a Shower Room.

Upon entering the property, a welcoming entrance hallway provides access to the principal accommodation and immediately sets the tone for the light and spacious feel throughout the home. To the front of the property, the generous lounge enjoys a beautiful bay window which floods the room with natural light and provides an inviting space for relaxing or entertaining. A living flame gas fire creates a stylish focal point within the room, adding warmth and character to this comfortable living space.

The modern fitted kitchen sits to the rear and offers ample storage and worktop space, creating a practical and stylish hub for everyday family life. From here there is easy access to the rear garden, ideal for outdoor dining and summer entertaining.

The property offers three well proportioned double bedrooms, all thoughtfully arranged off the hallway. The principal bedroom benefits from the added luxury of an ensuite shower room, while the remaining bedrooms are serviced by a well appointed family bathroom, completing the internal accommodation.

Externally, the property enjoys a private front garden and a fully enclosed rear garden providing a safe and secure space for children and pets. A driveway provides off street parking for approximately two vehicles and leads to a detached single garage, offering additional storage or workshop potential.

This attractive bungalow combines modern comfort with a desirable location and presents a wonderful opportunity to acquire a beautiful home in a popular and well established residential area.

Early viewing is highly recommended to fully appreciate the space, comfort and lifestyle this lovely home has to offer.



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The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band E
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

The property is conveniently placed for ease of access to Clackmannan's shops, health centre and other amenities. Schooling is at primary level with secondary schooling in Alloa. The major towns of Falkirk and Alloa, and the cities of Stirling and Dunfermline all provide a wider range of high street shopping, recreational and transport facilities to include main line rail links. Clackmannan proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both nearby Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Stirling and Glasgow.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



