

14 SWINBURNE DRIVE, ALLOA FK10 3EQ

HARPER & STONE
ESTATE & LETTING AGENTS





14 SWINBURNE DRIVE

ALLOA, FK10 3EQ

PROPERTY FEATURES

- Attractive 3 bedroom family home Circa 1997
- Located within a peaceful Cul de sac in the town of Sauchie
- Approximately 97 square meters of flexible living space
- Well appointed dining kitchen with generous storage
- Separate utility room
- Bright and spacious lounge with electric fireplace
- Stunning conservatory with elevated south facing views
- Three generously proportioned bedrooms featuring built in storage
- Early viewing strongly advised

Harper & Stone are delighted to present to the market 14 Swinburne Drive, a substantial detached family home occupying an elevated position within a peaceful cul-de-sac in the town of Sauchie. Offering generous and versatile accommodation arranged over a distinctive split level layout, this impressive property has been thoughtfully designed to make the most of its setting. Complemented by an attractive south facing garden, the home provides an exceptional balance of space, comfort and practicality for modern family living.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Kitchen/Dining Room, Utility Room, Bedroom and a Bathroom.
Lower Ground Floor: Lounge, Conservatory, Bedroom with ensuite Cloakroom and a further Bedroom.

Entrance to the property is via a small vestibule, where a glazed door opens into a welcoming entrance hallway. The hall benefits from two useful storage cupboards, providing excellent practicality for everyday living.

To the right, the well proportioned kitchen is fitted with an excellent range of white gloss wall and base units, offering ample storage and workspace. Integrated appliances include a fan assisted oven, four burner gas hob and extractor hood, while there is space for a large American style fridge freezer. Twin stainless steel sinks add further convenience, and a useful storage cupboard to the rear houses the electrical consumer unit. The generous proportions of the room comfortably accommodate a six seater dining table, creating an ideal setting for family meals and entertaining.

Adjacent to the kitchen is a practical utility room featuring a sink with drainer and space for two appliances. The boiler is also housed here, and a side door provides direct access to the garden and driveway, enhancing the functionality of this useful space.

Returning to the hallway, bedroom two is positioned to the front of the property. This well proportioned double bedroom benefits from useful built in storage, complete with mirrored sliding doors, while offering ample space for freestanding furniture.

Completing the ground floor accommodation is the spacious family bathroom, a bright and modern space featuring a corner jacuzzi style bath with shower attachment, large walk in shower enclosure, vanity unit with wash hand basin, two heated towel rails and a WC. Finished to a high standard, it is perfectly suited to modern family living.







14 SWINBURNE DRIVE

A half flight of stairs leads to the lower ground floor level, where the welcoming lounge is situated to the right. Generously proportioned, this inviting room benefits from an electric fireplace, creating a cosy focal point, while double doors leading to the conservatory allow natural light to pour into the space.

A particular highlight of the home is the impressive conservatory. Benefiting from both double glazing and central heating, this versatile room can be enjoyed throughout the year. Positioned to take advantage of its sunny south facing aspect, it enjoys an elevated outlook over the garden and the mature trees beyond. Stone steps with attractive wrought iron railings provide direct access to the garden, seamlessly connecting indoor and outdoor living.

Completing this level are the principal bedroom and bedroom three, both well proportioned rooms enjoying a pleasant outlook over the garden and benefitting from built-in double wardrobes. The principal bedroom further benefits from an ensuite cloakroom, fitted with a vanity sink with storage and a WC.

Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear. To the front, a beautiful Acer tree enhances the property's kerb appeal, while a private Monobloc driveway provides off street parking for two vehicles. The single garage, accessed via an electric roller door, benefits from light and power and offers excellent versatility, whether as a workshop, additional storage space, or potential for further development, subject to the necessary consents.

The rear garden enjoys an elevated, south facing position with a delightful outlook, creating a wonderful space to relax and enjoy the surrounding scenery. Designed for ease of

maintenance, the garden is predominantly laid to gravel, with stepping stone pathways providing convenient access throughout. A stone patio offers the perfect setting for outdoor dining and entertaining during the warmer months. Enclosed by timber fencing for added privacy, the garden also benefits from a greenhouse and an outside tap, making it particularly appealing to keen gardeners. Additionally, access to useful basement storage is available from the garden, providing valuable space for outdoor equipment and household items.

Combining generous living space, well presented accommodation and attractive outdoor areas, this impressive family home offers a superb balance of comfort and practicality in a highly desirable setting. Viewing is strongly advised to appreciate all this fantastic property has to offer.

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.

What3Words Navigation: [:///confused.postage.plantings](https://www.what3words.com/lookup/:///confused.postage.plantings)

Council Tax Band E
EER Band C

Water: Mains
Sewage: Mains

Heating: Gas Mains

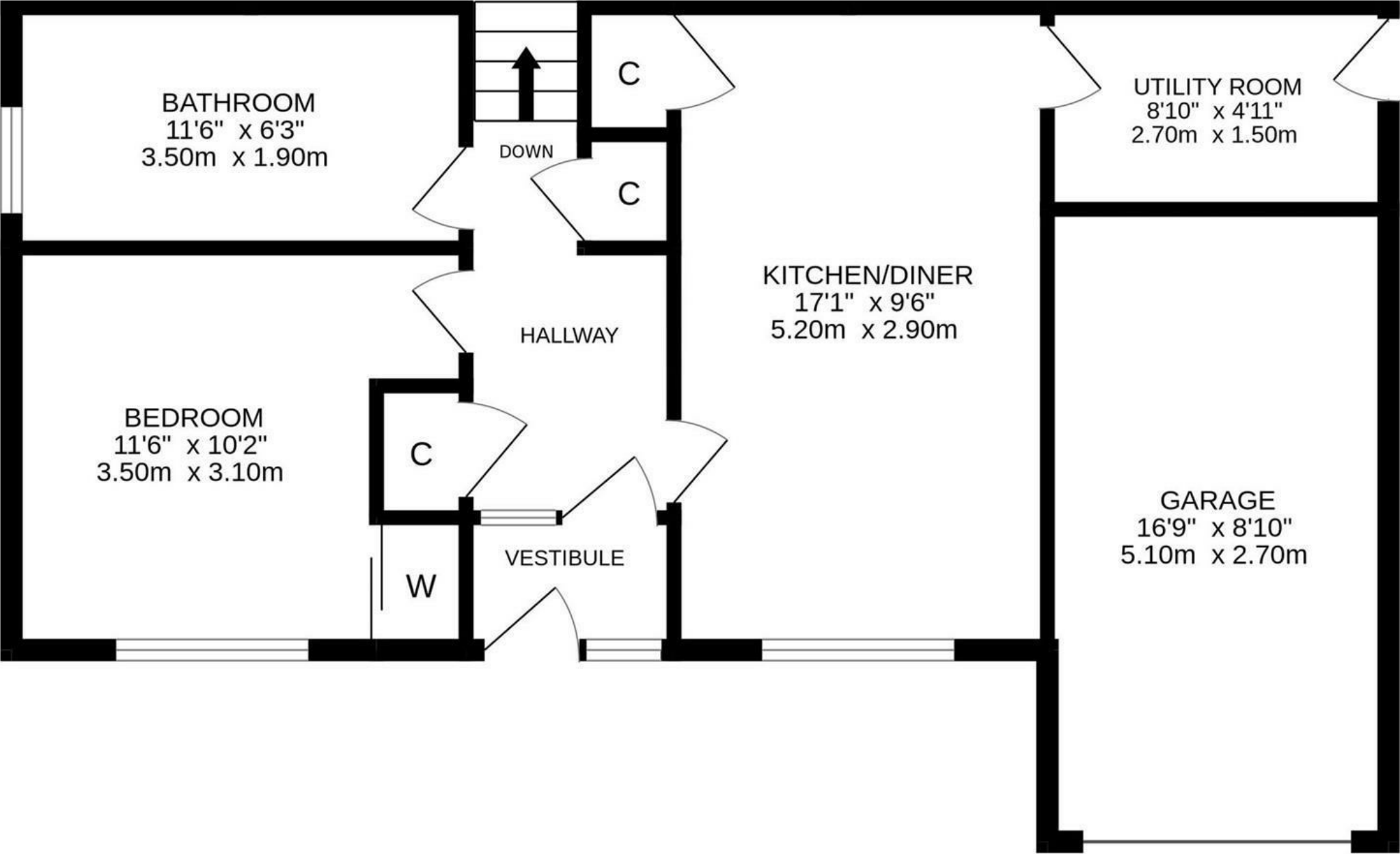
Swinburne Drive is a quiet residential street located in Sauchie, where there is a wide range of local amenities including restaurants, supermarkets, retail, schooling both primary and secondary. Close by is Alloa providing a great variety of local amenities including retail, supermarkets, restaurants and leisure activities. Also located in Alloa town centre is the Speirs centre which is a fantastic state of the art community facility. Alloa's main historic attraction is Alloa tower, one of Scotland's largest surviving medial tower houses. The town also provides excellent education facilities with four primary schools and a secondary school. For commuters Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only short distance away.

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.





GROUND FLOOR



LOWER GROUND FLOOR

