



Stevenson Marshall
Property & Law

45 Kirk Brae
Kincardine. FK10 4PY

Offers in the region of £100,000

45 Kirk Brae, Kincardine

A most impressive mid terraced villa with an excellent internal layout and private gardens to front and rear.

The property comprises:- an entrance hallway, lounge (with feature open plan stair case), dining kitchen, upper landing, 3 bedrooms and bathroom.

Electric heating is installed with double glazed windows, ample storage throughout (including external storage cupboard) and pleasant open outlooks.

Reception hallway

Lounge 4.19m x 4.71m (13'9 x 15'5)

Dining kitchen 3.34m x 3.23m (11'0 x 10'7)

Upper landing

Bedroom 1 3.90m x 3.35m (12'10 x 11'0)

Bedroom 2 3.77m x 3.62m (12'5 x 11'11)

Bedroom 3 2.47m x 2.55m (8'1 x 8'4)

Bathroom 2.90m x 2.27m (9'6 x 7'5)

The property enjoys neat garden ground which boasts a host of flower beds, shrubs, patio and drying facilities.

The village amenities of Kincardine are immediately to hand and include, pharmacist, post office, cash point, shops for everyday needs, pubs, restaurants and an 18 hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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