



Stevenson Marshall
Property & Law

15 Hawkhill Road
Kincardine, FK10 4QT

Offers in the region of £60,000

15 Hawkhill Road, Kincardine

A traditional double upper flat with superb accommodation over two floors, impressive private garden and open outlooks.

Comprises:- entrance hallway, lounge, kitchen, downstairs bedroom, upper landing, second bedroom and bathroom. Gas central heating and double glazed windows are installed, good storage throughout and a flexible layout.

Room sizes and accommodation

- Entrance hallway
- Lounge 3.58m x 3.58m (11'9 x 11'9)
- Kitchen 3.28m x 1.19m (10'9 x 3'11)
- Downstairs bedroom 3.61m x 3.46m (11'10 x 11'5)
- Upper landing
- Bedroom 2.32m x 3.19m (11'11 x 10'5)
- Bathroom 2.45m x 1.38m (8'1 x 4'8)

There are two sections of attractive private garden ground, one with a large mature tree, timber shed, shrubs and plants and the other with a second timber shed, kennels and patio area. The communal drying green is located to the rear. The gardens also enjoy a peaceful setting with maximum privacy.

Located within an almost 'hideaway' setting, Hawkhill Road is quietly situated with an open southerly aspect in the historic village of Kincardine, which lies on the northern shores of the Firth of Forth. There are excellent amenities close by, such as shops, 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.

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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk