



Morgans

2 Orchard Grove
Kincardine, Clackmannanshire, FK10 4PP
Fixed Price £123,995



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Excellent opportunity to acquire this charming garden cottage apartment within impressive "B" Listed Kincardine House circa 1625, the subjects are spread over two levels providing generous accommodation with many attractive features throughout. Potential to further extend into the large loft space to provide further rooms. The accommodation comprises well maintained entrance with separate downstairs utility room. Reception hall, lounge/dining room, kitchen, utility, family bathroom and bedroom. Feature spiral staircase leading to the master bedroom and en-suite. Ample storage. The property has sash and case windows and gas central heating. Attractive communal gardens. Private driveway to the side and ample on street parking. Early entry available. EPC RATING E



LOCATION

Kincardine is a historic conservation village providing local facilities including shopping, schooling and civic amenities. The major town of Falkirk 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. Kincardine proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and both Kincardine Bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Fife, Stirling and Glasgow. Within a short distance is Devilla Forrest which is superb for wildlife watching, walkers and cyclists.

MEASUREMENTS

LOUNGE/DINING ROOM 18'7 X 13'7

KITCHEN 8'6 X 6'8

BATHROOM 6'8 X 5'2

MASTER BEDROOM 13'7 X 11'4

ENSUITE 5'5 X 5'2

BEDROOM 2 11'8 X 7'5

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

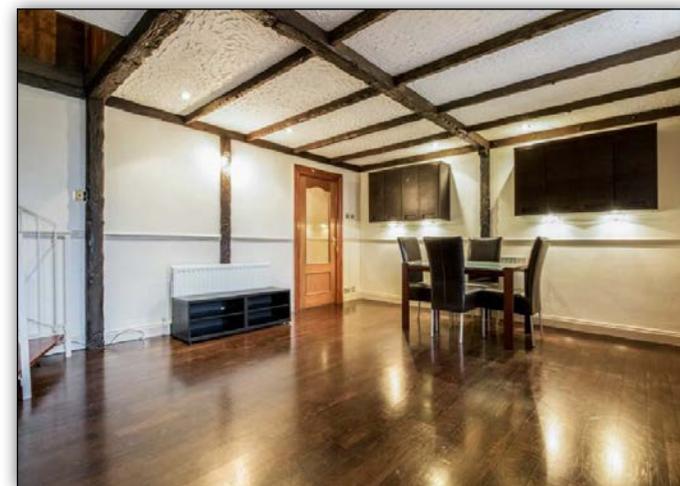
From Dunfermline head west passing through the villages of Crossford and Cairneyhill onto the A985. At the main roundabout take the 3rd exit onto the Toll Rd/A977 and continue along this road turning left onto Mercer Street, then left again onto Walker Street. Then right into Orchard Grove where the property is situated on the right hand side as signposted.

MORGANS PROPERTY PACKAGE

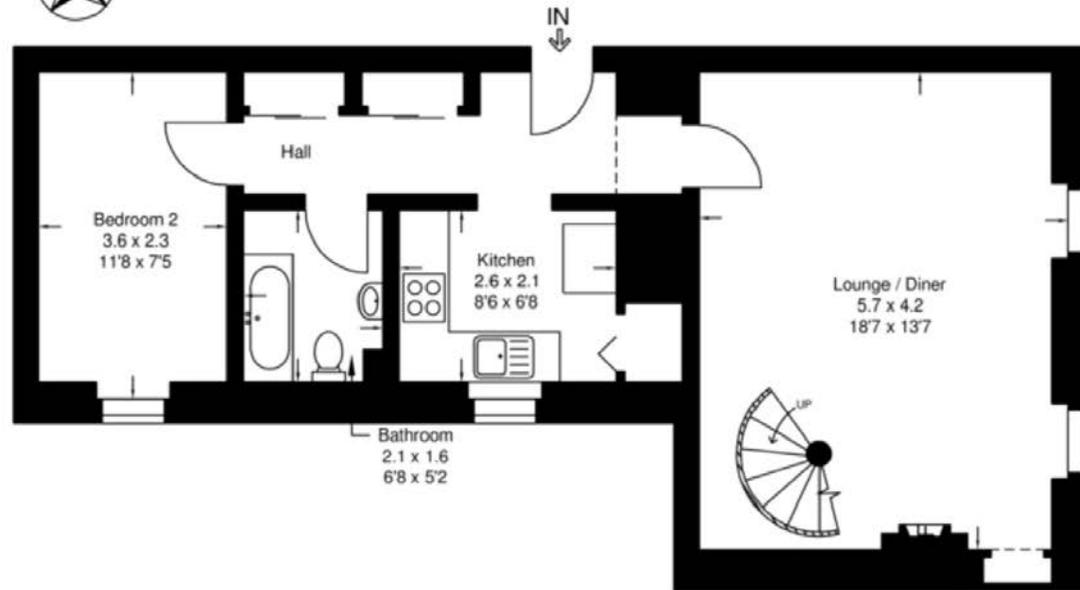
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AGENTS NOTE

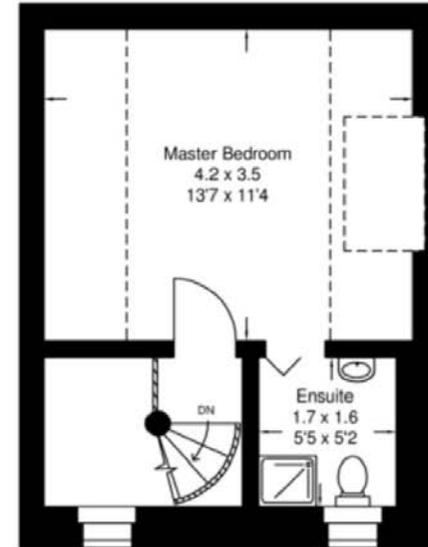
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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