

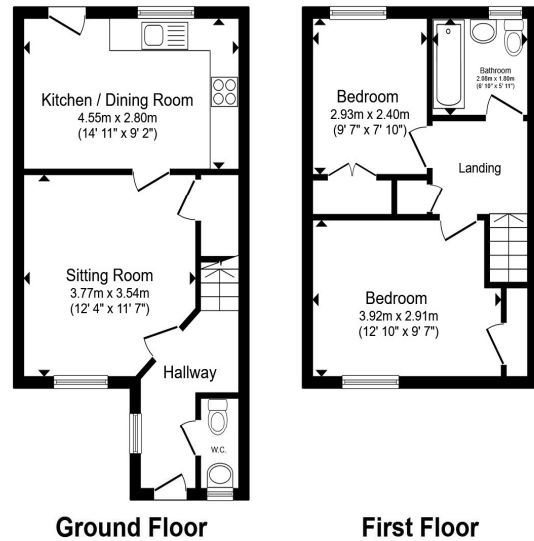


**Livingstone Way, Clackmannan, FK10 4HX**

welcome to

## Livingstone Way, Clackmannan

An exquisite, semi-detached home which perfectly epitomises contemporary living, allowing for a comfortable space for those seeking a high-quality home. The property is ideally located in a popular residential locale & viewing is certainly recommended to fully appreciate all that this delightful home has to offer.



Total floor area 64.4 m<sup>2</sup> (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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This truly stunning semi-detached house, is sure to appeal to a wide demographic of potential purchasers & internally the property boasts accommodation which is set over 2 levels; initially consisting of a welcoming Entrance Hallway, which sets the tone for the rest of the home. Immediately drawing you in, is the formal Sitting Room; this provides the perfect ambience in which to relax or unwind, with a large window to the front aspect allowing light to flourish into the room. This stylish room certainly is the sociable hub of the home & has become the ideal retreat where friends & family will naturally gather at the start & end of the day. Next, we gravitate to the open plan Kitchen/Dining Room; this is a truly stand-out feature & in the warmer seasons, open the door & step out to the rear garden - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. The contemporary design also makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & ample storage. Completing the accommodation on this floor is a ground floor WC.

We then ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The sizeable Principal Bedroom benefits from a range of fitted wardrobes & the Second Bedroom also benefits from in-built storage. Completing the accommodation on this floor is a modern Family Bathroom comprising of a bath, with over shower, wc & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & there is a good range of in-built storage space to be found throughout; viewing is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property is a driveway, providing ample off-road parking & a gravelled garden area. The low maintenance garden to the rear of the property is another stand-out feature of this lovely home, with the design also being fashioned to introduce various seating areas; which provide an ideal space in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a delightful area in which to appreciate the garden.

Clackmannan is a popular village providing a range of local amenities to include shops, restaurants & leisure activities, as well as both primary & secondary schooling. For those that are dependent on commuting, Clackmannan is conveniently situated near to major road networks linking the area to Stirling, Falkirk, Edinburgh & Glasgow, whilst the nearby Alloa train station provides rail links to both Glasgow & Edinburgh.



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## Ground Floor

### **Entrance Hallway**

### **Sitting Room**

12' 4" max x 11' 7" max ( 3.76m max x 3.53m max )

### **Kitchen/Dining Room**

14' 11" max x 9' 2" max ( 4.55m max x 2.79m max )

### **Wc**

## Upper Floor

### **Bedroom**

12' 10" max x 9' 7" max ( 3.91m max x 2.92m max )

### **Bedroom**

9' 7" max x 7' 10" max ( 2.92m max x 2.39m max )

### **Family Bathroom**



welcome to

## Livingstone Way, Clackmannan

- Impressive, semi-detached home
- 2 Bedrooms
- Open Plan Kitchen/Dining Room
- Formal Sitting Room
- Ground Floor WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI110819 - 0003

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