



Morgans

PROPERTY

19 Mercer Street, Kincardine, FK10 4NL

Offers Over £155,000







Beautifully presented extended semi detached villa, quietly tucked away within the small town of Kincardine with all amenities at your fingertips. The property is offered in move in condition and is modern and stylish throughout, it briefly comprises entrance hall, lounge, fitted dining kitchen and separate utility room with built in storage. On the upper level there are two double bedrooms and bathroom with overhead off mains shower. Access to attic. The gardens are easy to maintain to the front and side, with patio area. There is a large timber shed which is fully insulated and has its own power supply, this is included in the price, and driveway for off street parking. Ample visitors parking. This property is double glazed with gas central heating.





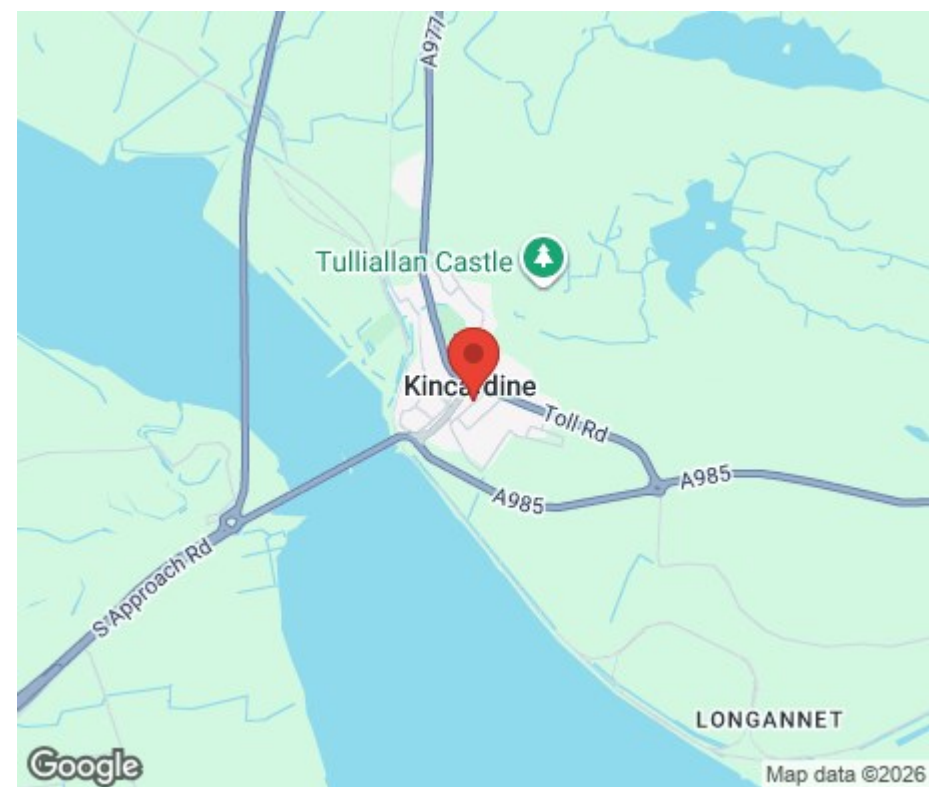
## LOCATION

Kincardine is a historic conservation village/small town 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

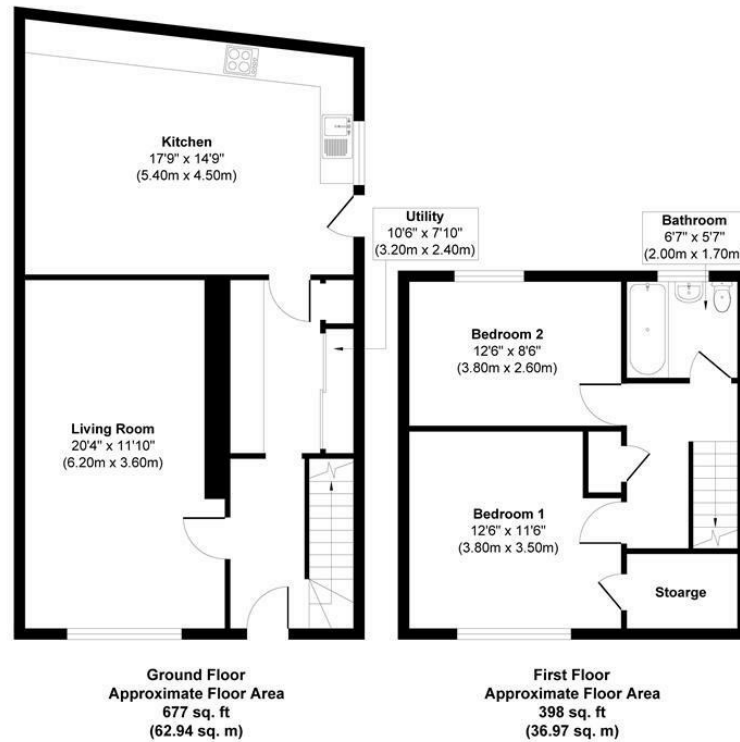








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**Approx. Gross Internal Floor Area 1075 sq. ft / 99.91 sq. m**

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.