O'MALLEY

5 Manse Road
Kincardine, FK10 4QD

omalleyproperty.com
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Description

O'Malley Property proudly present to the market, this fantastic opportunity located in the sought after village of Kincardine.

This spacious, two bedroom property offers a blank canvas and the opportunity for modernisation throughout.

Upon entering, you are welcomed with an entrance hallway which offers access throughout the ground floor. The generous front-facing lounge provides ample space for free-standing furniture and features the staircase, creating a comfortable and practical living area. The kitchen, located at the rear of the property offers a generous amount of wall and base mounted units and worktop space along with space for free standing appliances. Conveniently located next to the kitchen is a separate utility room.

On the upper level, there are two well proportioned bedrooms which are enhanced by built in cupboards. Completing the property is the bathroom. While modernisation is required, this blank canvas of a bathroom is currently fitted with a W.C., wash hand basin, and a bath with overhead shower combination, offering a practical foundation for future upgrading and redesign.

Externally, the property enjoys a corner plot and on street parking. The enclosed rear garden is mainly laid to lawn throughout and also provides the opportunity to refurbish.

“Spacious Property”

Location
Located on the well-established Manse Road in Kincardine, this charming neighbourhood puts everything you need within easy reach. Just a short walk from your door, you'll find Kincardine's High Street, where boutique shops, cafés, restaurants, and essential services line the lively street, perfect for enjoying the town's friendly atmosphere. For commuters and travellers, Manse Road is ideally placed with easy links to major routes, making motorway access straightforward while still enjoying a quiet, residential setting.

Lounge
15'9" x 10'10"

Kitchen
12'4" x 9'1"

Utility
5'2" x 5'0"

Master Bedroom
9'3" x 12'2"

Bedroom 2
11'10" x 8'9"

Bathroom
6'6" x 5'5"

Home Report
The home report is available upon request. Contact our team today.

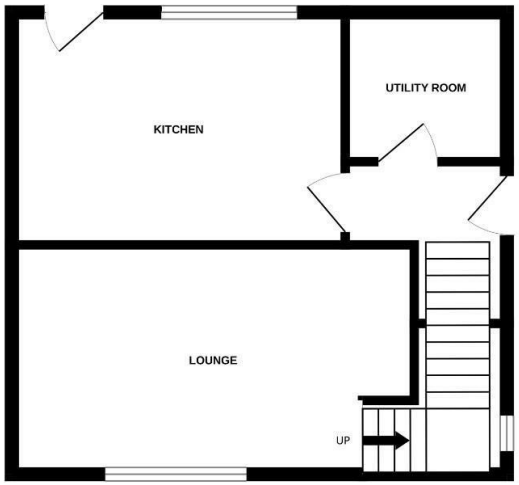
Fixtures & Fittings
All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescription Act
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points airsing therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demostrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

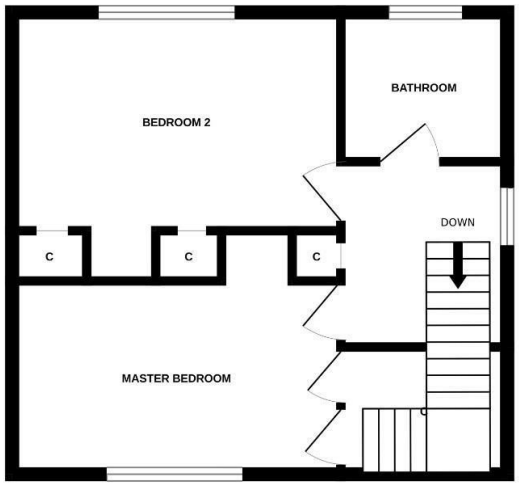
Offers Over £129,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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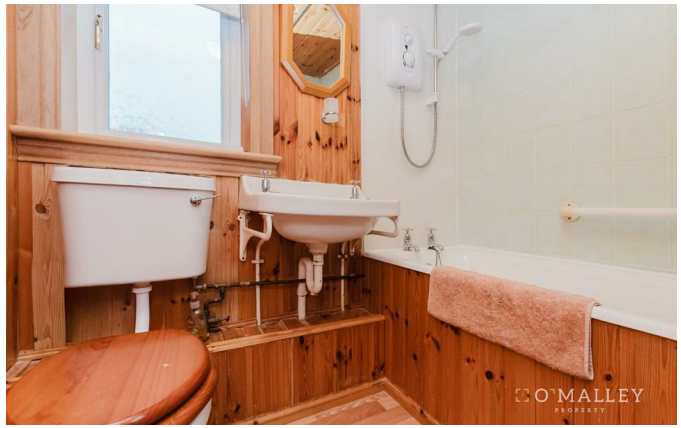

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