



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Burnbrae

Sauchie, Alloa, FK10 3NF

8 Burnbrae

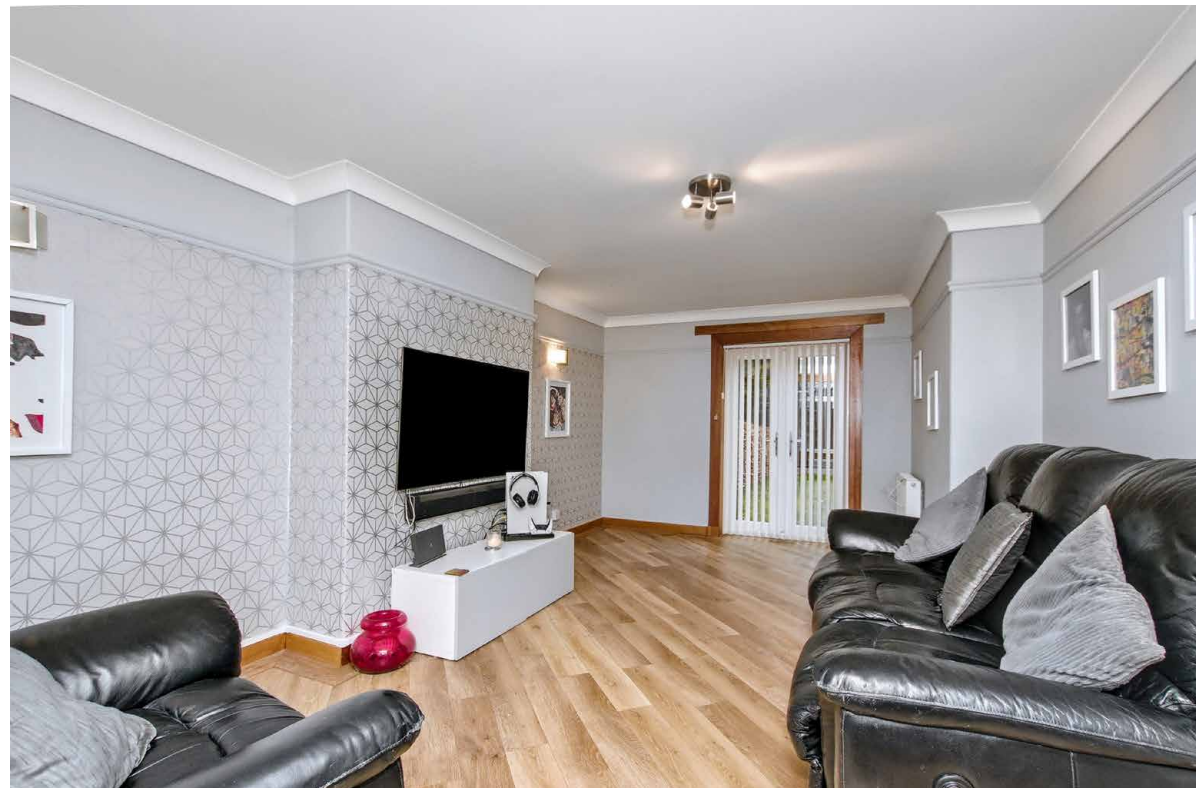
Set in the town of Sauchie, this well-presented semi-detached house boasts two spacious bedrooms, a generous living room, a fitted breakfasting kitchen and a modern shower room. The property is complemented by low-maintenance gardens to the front and rear, with a detached shed and a drying area. It is an excellent residence that will certainly appeal to a broad spectrum of buyers, including first-time buyers, couples, young families and professionals looking to escape city living, with central Glasgow under 40 minutes away.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



Property Summary

- Semi-detached house in Sauchie
- Part of an established residential development
- Immaculately presented interiors throughout
- Entrance hall with storage
- Sunny dual-aspect living room
- Modern breakfasting kitchen
- Southeast-facing main bedroom with storage
- Versatile second bedroom with storage
- Contemporary shower room
- Minimalist gardens to the front and rear
- Detached shed and drying area
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £125,000







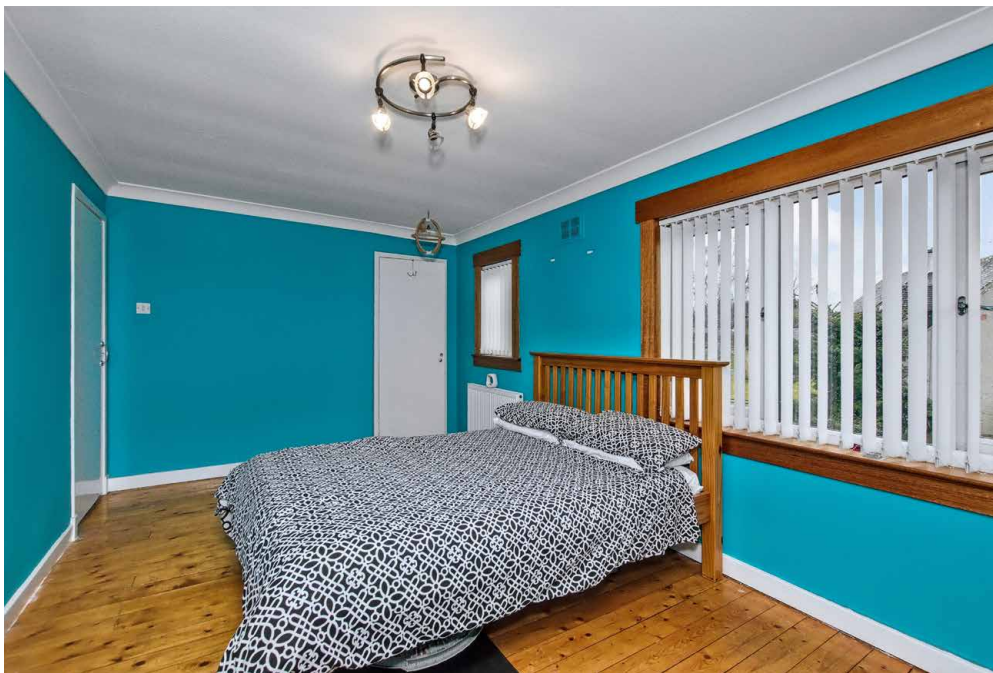
Sunny dual-aspect living room, modern breakfasting kitchen, and immaculately presented interiors throughout.







An excellent residence that
will certainly appeal to a
broad spectrum of buyers
looking to escape city living.





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

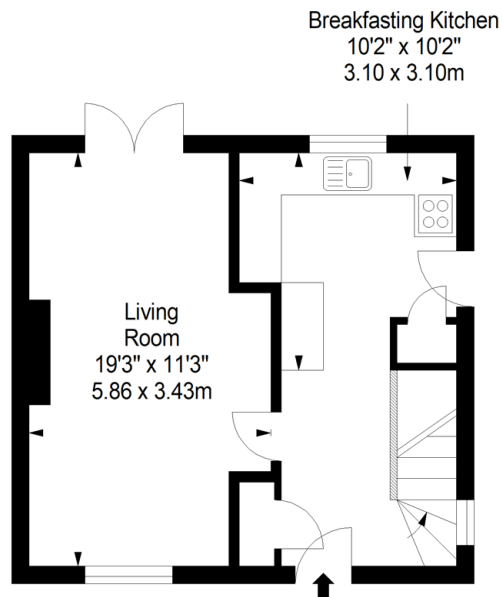
 **CHARTERED FIRM**

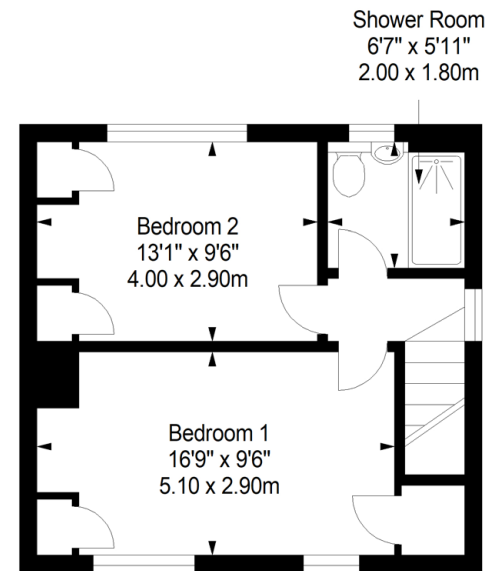
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

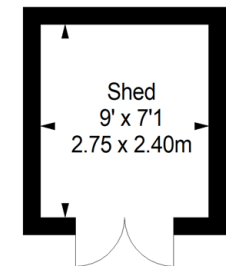
Ground Floor
Approx. 35.9 sq. metres (387.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (387.4 sq. feet)



Shed
Approx. 6.6 sq. metres (71.1 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)