

38 Manor Crescent

TULLIBODY, ALLOA, CLACKMANNANSHIRE, FK10 2RJ



*WONDERFUL THREE BEDROOM HOME
ON GENEROUS GARDENS GROUNDS*



01259 230 800



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





38 Manor Crescent is a delightful family villa in excellent condition. The present owners have upgraded the property and is in excellent order.

There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window. The fully fitted kitchen/dining is located to the rear with a full range of floor and wall-mounted units and door leading out to the landscaped rear gardens. The bathroom is also located on the lower level and has a white suite comprising of a walk-in shower, WC and wash hand basin complete with splashback tiling. There are three double bedrooms upon the upper level all of which are a good size. The property features double glazing and gas central heating throughout.

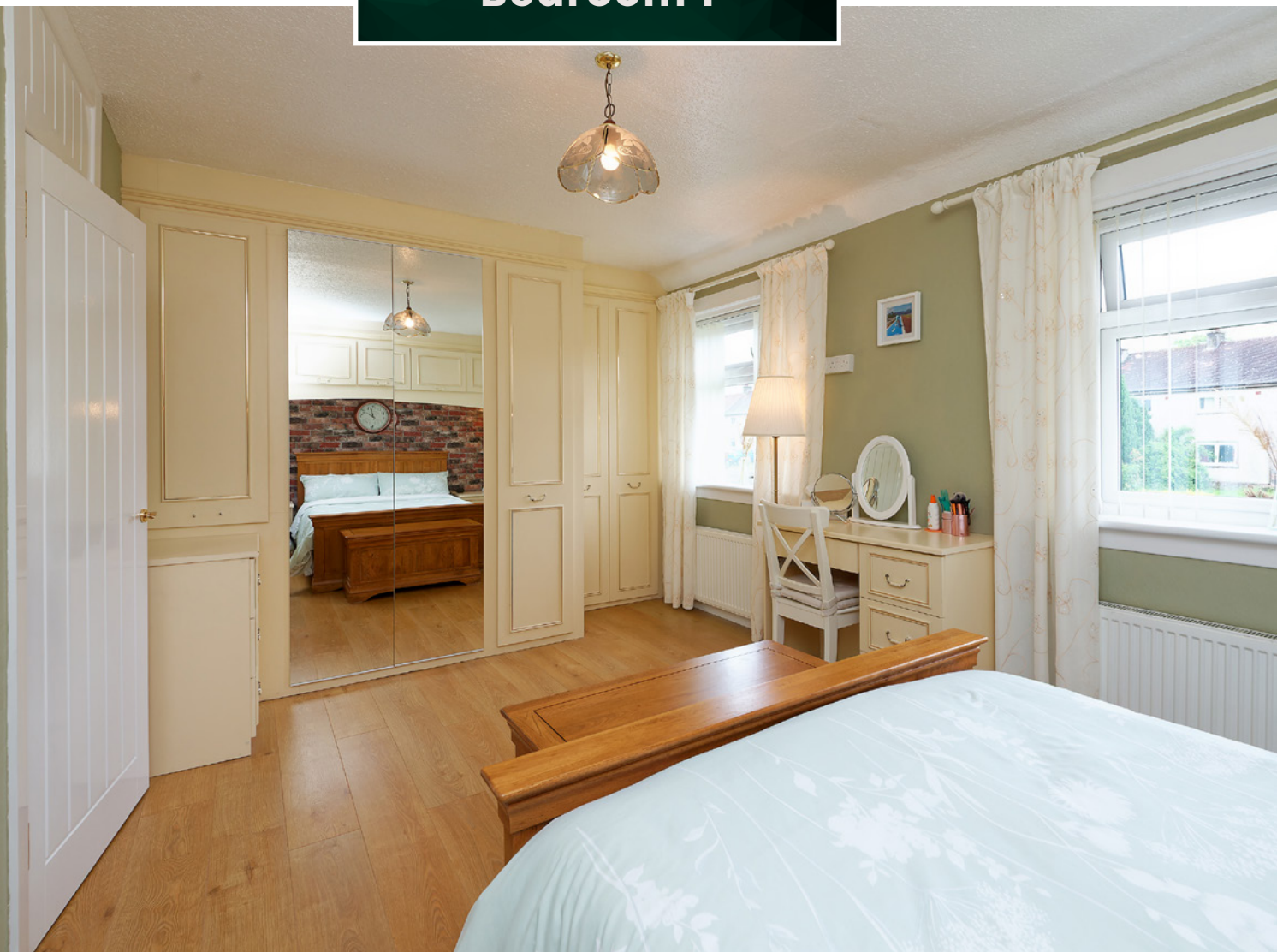
The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear, all fully enclosed by a wooden slatted fence. A lengthy driveway leading to a single garage provides ample off-street parking. Viewing is highly recommended to appreciate the accommodation on offer.







Bedroom 1





Bedroom 2

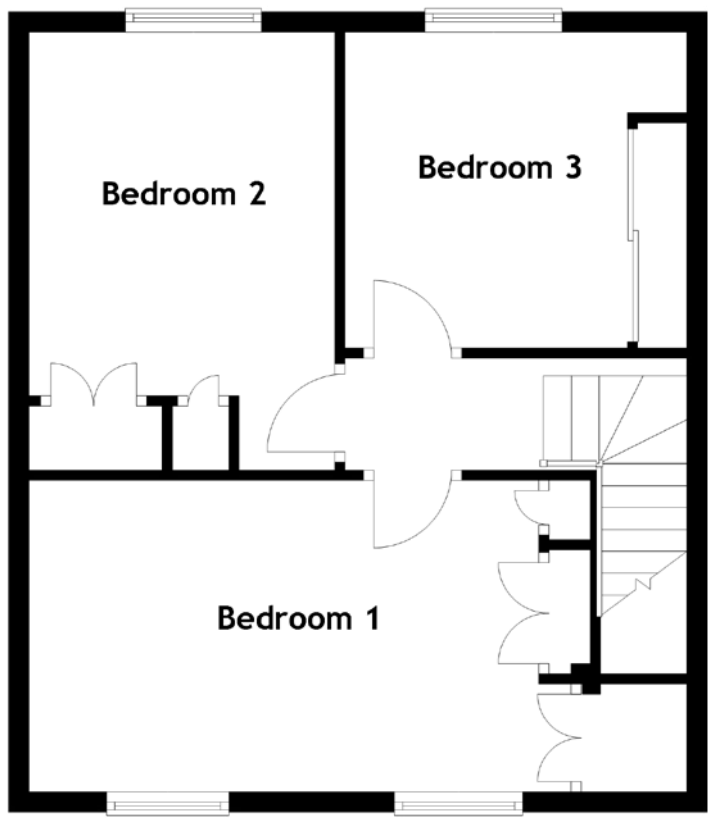
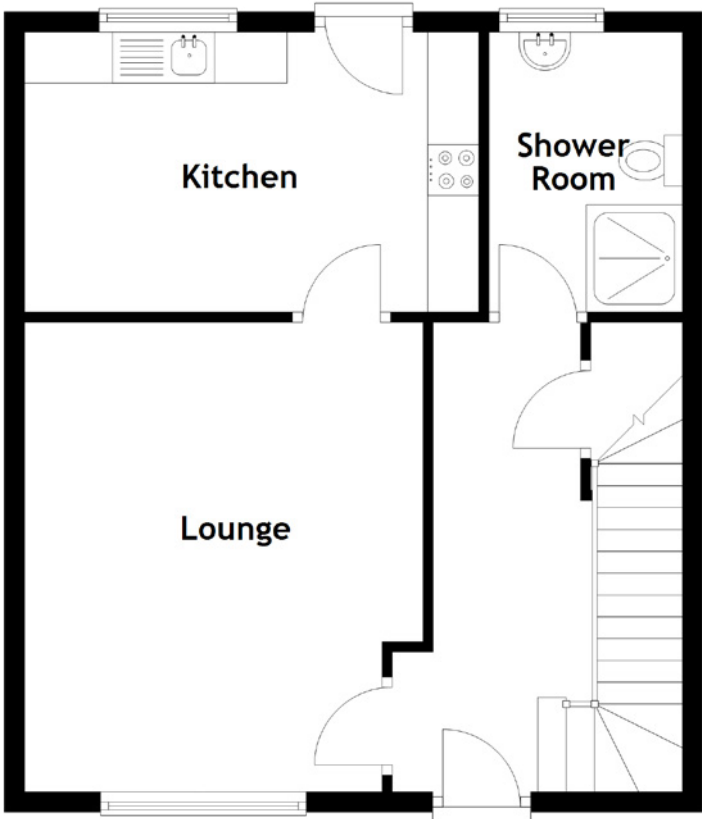




Bedroom 3







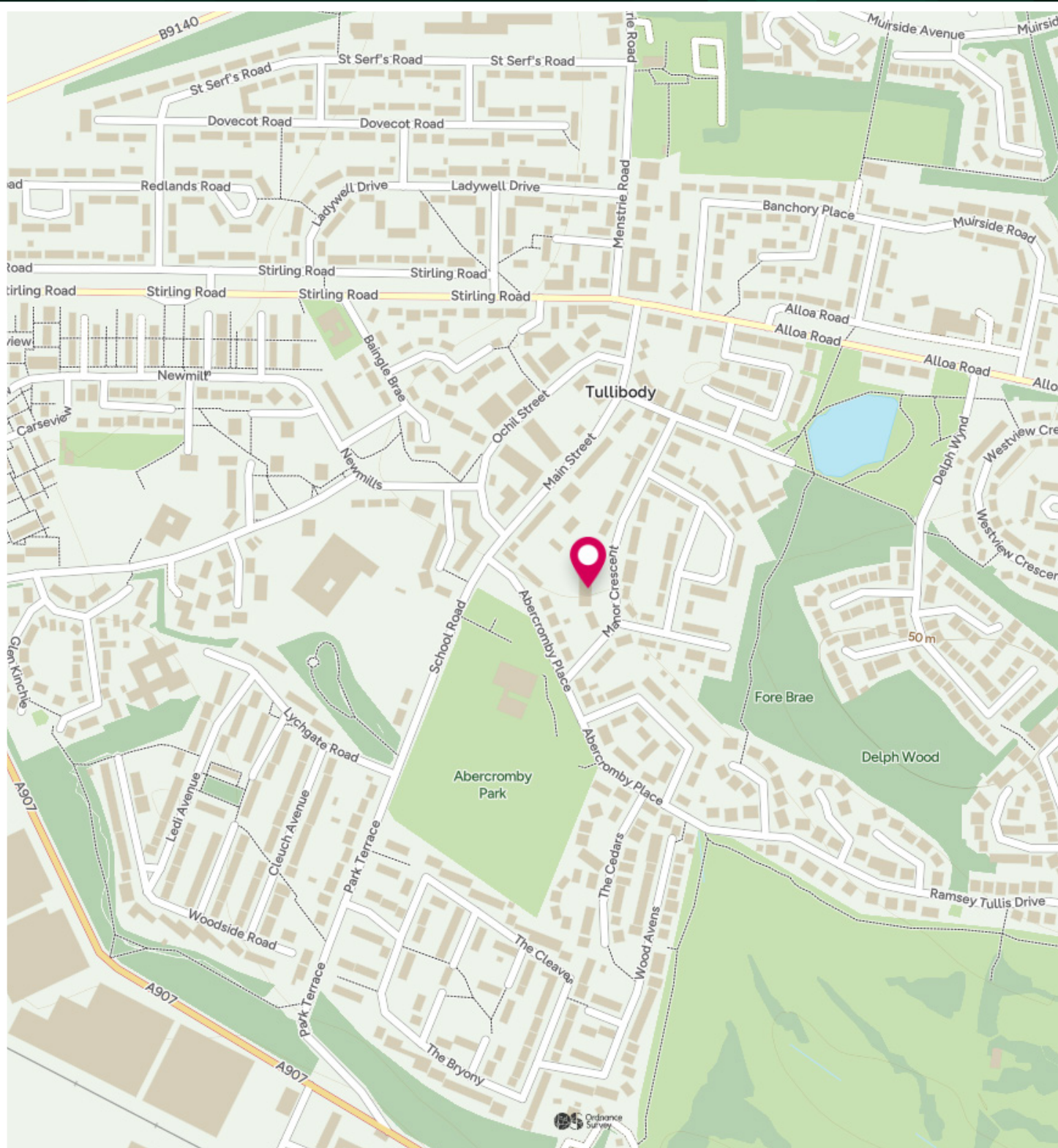
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	4.45m (14'7") x 2.75m (9')
Bedroom 1	5.00m (16'5") x 3.05m (10')
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	3.35m (11') x 3.10m (10'2")

Shower Room	2.75m (9') x 1.90m (6'3")
Gross internal floor area (m ²): 98m ²	
EPC Rating: C	

Floor Plan





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01259 230 800

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.