



Malcolm Jack
& Matheson

22 Osborne Drive, Kincardine
FK10 4RZ



OFFERS OVER
£275,000

**RARELY AVAILABLE 3-BEDROOM
DETACHED BUNGALOW IN A
QUIET RESIDENTIAL AREA,
FEATURING A PRIVATE GARDEN,
SPACIOUS DRIVEWAY, AND A
SINGLE GARAGE.**

**ENTRANCE VESTIBULE
HALL
LOUNGE
KITCHEN
THREE BEDROOMS. MASTER EN-
SUITE.
SUNROOM
BATHROOM
PRIVATE AND ATTRACTIVE
GARDENS
DRIVEWAY
SINGLE GARAGE
GCH & DG
EPC - C**



SITUATION

Kincardine lies on the northern shores of the Firth of Forth. There are many amenities close by, such as shops, pubs, restaurants and an 18-hole golf course. Kincardine is ideal for commuting with easy access to both Kincardine Bridges and a fast motorway network to Edinburgh, Grangemouth, Stirling and Glasgow. Dunfermline City Centre is approximately 12 miles away.

PROPERTY

22 Osborne Drive is a highly desirable detached three-bedroom bungalow occupying a generous plot with beautifully maintained, private gardens. Perfectly balancing tranquil semi-rural living with modern convenience, the property sits right on the doorstep of Devilla Forest and its scenic woodland trails. A

short, level stroll leads into the heart of Kincardine village, offering an excellent selection of daily amenities including a Co-op, health centre, and local cafes. For commuters, the nearby Clackmannanshire and Kincardine Bridges provide seamless road links across the Central Belt to Stirling, Falkirk, Edinburgh, and Dunfermline.

Internally, the home is presented in true move-in condition, offering bright, spacious, and versatile accommodation throughout. The layout comprises a welcoming entrance hall, a generous lounge, a modern kitchen-diner, a family bathroom, and a bright sunroom. There are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. The property further boasts gas central heating, double glazing, and ample

built-in storage.

Externally, the generous garden grounds offer an ideal space for outdoor living and entertaining. The property also features a single garage, a multi-car driveway, and ample on-street parking nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

Area for hanging coats. Tiled flooring. Door through to hall.

HALL

Spacious L shaped hallway. Built in double cloak/storage cupboard. Radiator. Laminated flooring.



LOUNGE 4.80M X 4.60M (15'9 X 15'1)

Bright and spacious lounge with bay window out to the front garden. Living flame-type gas fire with slate hearth. Double doors through to the hall. Radiator. Carpet.

KITCHEN 5.70M X 3.20M (18'8 X 10'6)

Modern fully fitted kitchen with space for dining. Integrated 5 ring gas hob, chimney style cooker hood, oven, sink and drainer, fridge/freezer, washing machine and a dishwasher. Radiator. Window to the front. Door out to the side of the property. Tile effect laminated flooring.

SUNROOM 3.50M X 3.10M (11'6 X 9'2)

Spacious public room with views out to the rear garden. Door out to the garden. TV point. Laminated flooring.

BEDROOM 3.60M X 3.10M (11'10 X 10'2)

Spacious master bedroom with window to the rear. Built in wardrobes. Radiator. Carpet.

ENSUITE SHOWER ROOM

Three-piece suite comprising shower with a mixer shower. Fitted vanity unit with integrated sink, WC and storage cabinets. Wall mounted mirror bathroom cabinet. Opaque window to the side. Chrome heated towel rail which is dual heated. Vinyl wood effect

flooring.

BEDROOM 3.20M X 2.80M (10'6 X 9'2)

Spacious double bedroom with built in wardrobes. Window to the side. Sliding door through to the sunroom. Radiator. Carpet.

BEDROOM 3.20M X 2.20M (10'6 X 7'3)

Good sized single bedroom with window to the side. Radiator. Laminated flooring.

BATHROOM

Modern three-piece suite comprising bath with electric shower. Fitted vanity unit with integrated sink, WC and storage cabinets. Chrome heated towel rail. Tiled flooring.

GARDENS & GROUNDS

The property boasts generous garden grounds, beautifully presented with a low-maintenance front garden laid mainly with stone chips and borders for planting. The rear garden is an excellent size, fully enclosed, and South-facing. It features a section of artificial grass, a patio, and a decked area with ample space for outdoor furniture, making it ideal for relaxing in the sun or entertaining guests. Additional highlights include a large driveway and a single garage.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen appliances. The curtains in the master bedroom are not included in the sale.

VIEWING

By appointment. Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual agreement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing us at property@malcolmjack.co.uk.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 120.4 sq m / 1296 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1339613) pavilionmedia.com

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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