



## THE MANSE, PORT STREET, CLACKMANNAN, FK10 4JH

### Substantial detached manse benefiting from a flexible floorplan and ample grounds

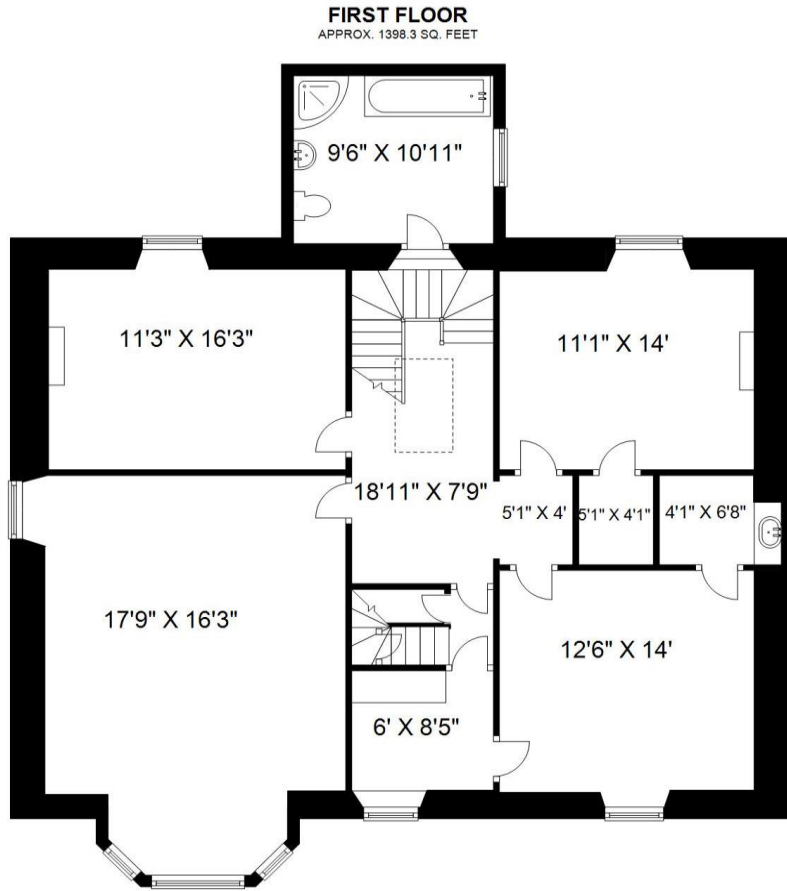
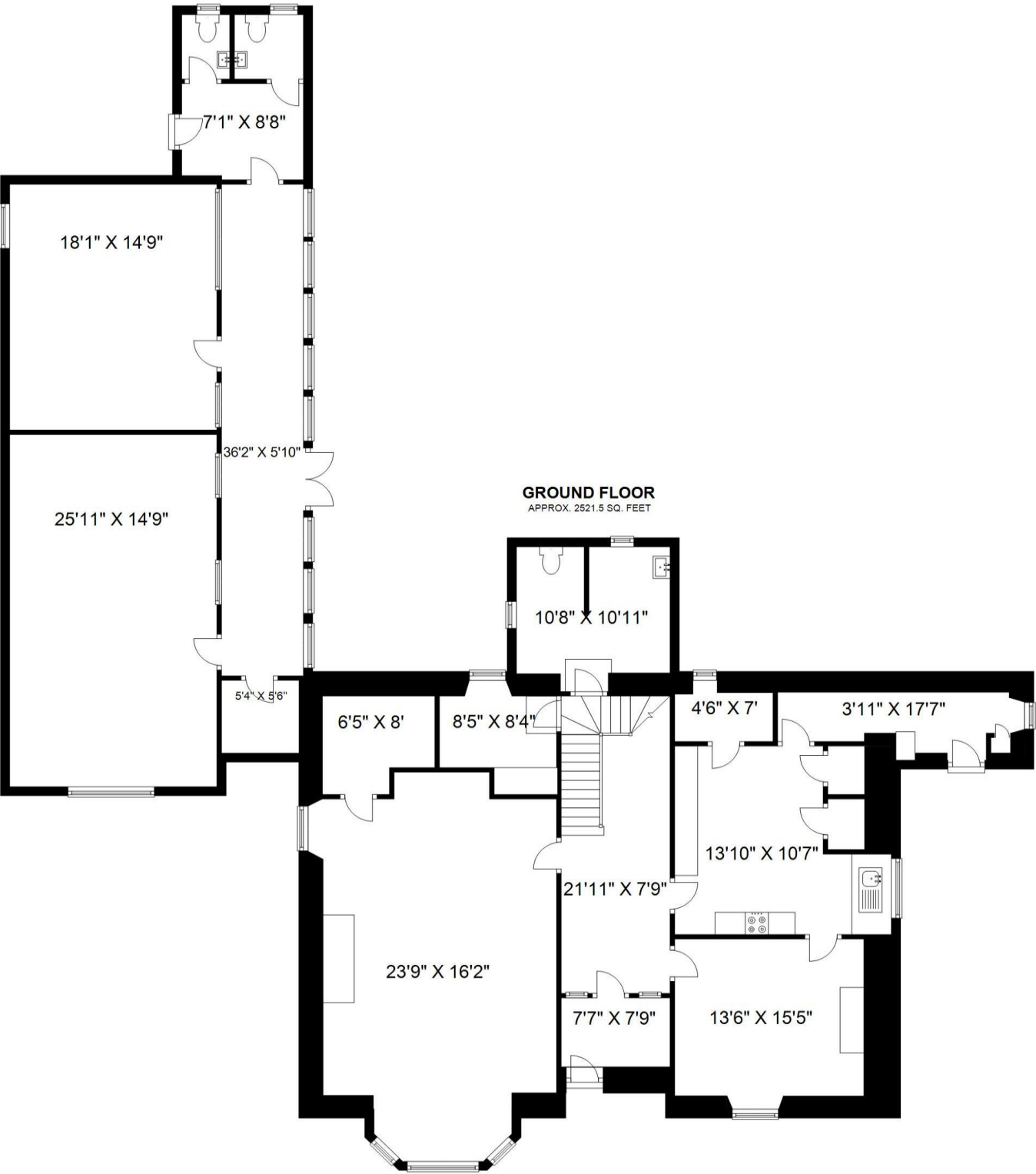
- Welcoming vestibule leading to spacious Livingroom
- Separate sitting room with feature fireplace
- Large equipped kitchen with dining area
- Study room located on ground floor
- Master bedroom with dressing area
- 3 further generous sized bedrooms
- ‘C’ listed building
- Large garden with landscape views
- Adjoining property that was previously used as the church hall benefiting from private male and female restrooms and gas central heating
- Single garage

## Location

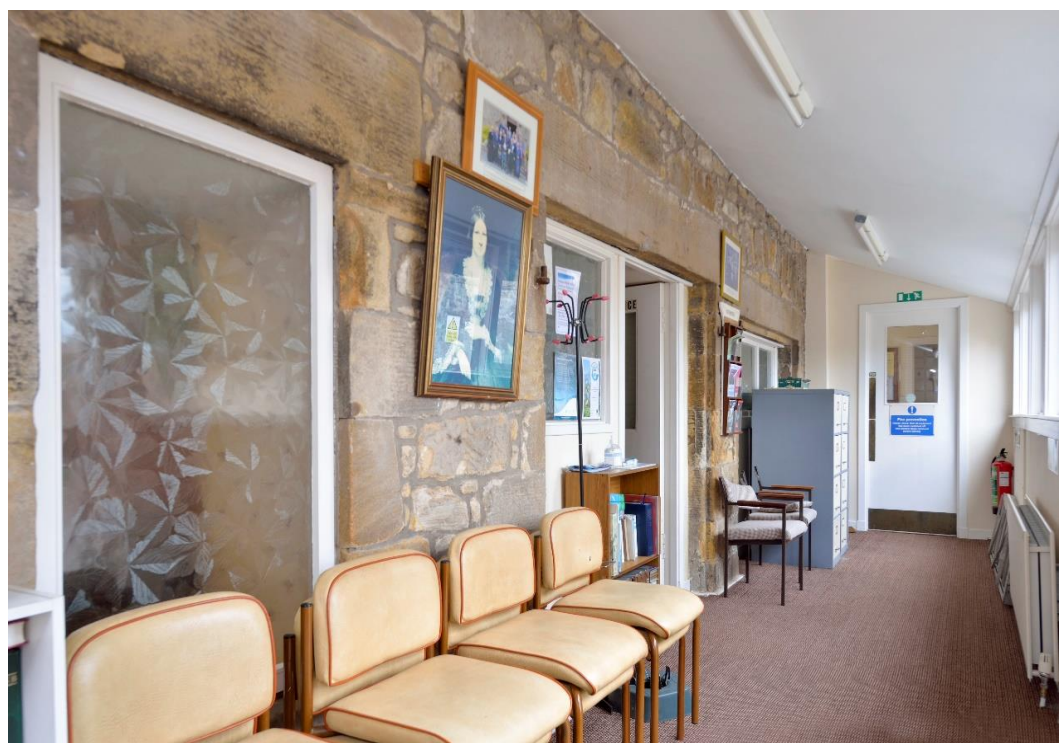
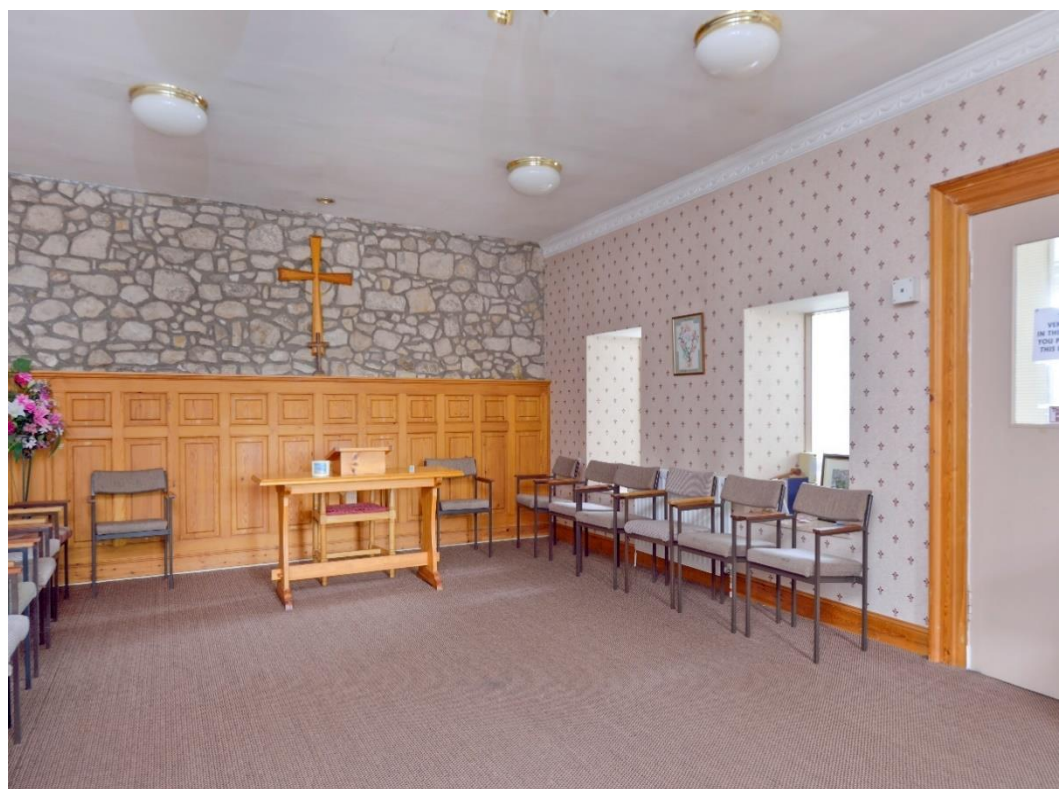
Clackmannan offers a variety of local amenities, including shops, community centres, a library, and takeaway options. For a wider selection of shopping and supermarket chains, the nearby town of Alloa is easily accessible. Educational facilities are available at the primary level within the area, with secondary education conveniently provided in Alloa. Clackmannan enjoys a strategic location for commuters, with convenient access to motorways from this home. Clackmannan proves particularly popular with commuters seeking access via the surrounding arterial road and motorway network, and Kincardine and the Clackmannanshire bridges provide access to many centres of business including Edinburgh, Grangemouth, Falkirk, Stirling and Glasgow.







This plan is for illustrated purposes only and should be independently verified.  
Plan produced using PlanUp.



# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC002324

