

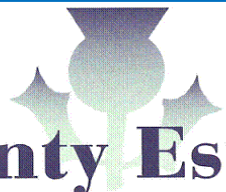
Traditional Detached Villa set in desirable area within the town of Alloa. Early viewings are recommended to appreciate the quality, style and space this property has to offer.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including a post office, banks, supermarkets, a variety of high street shops and a health centre. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and a Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools. Closely linked to the road and recently re-opened rail networks, Alloa provides easy access throughout the Central belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

The property comprises of a welcoming entrance hallway, bright and spacious lounge, dining room, family room, conservatory, fitted kitchen, annex with shower room, bedroom 4 and utility room on the lower level and the upper level comprises three double bedrooms (2 of which have an en-suite) and family bathroom. The property further benefits from a mono-block driveway, integrated double garage with large workshop and attractive fully enclosed gardens to the front, side and rear of the property.



18, Kellie Place,  
Alloa, Clackmannanshire FK10 2DW  
OFFERS OVER £299,995



**County Estates**





### **Entrance**

Entrance is via a white double storm doors. A further hardwood door with picture window above gives access to entrance hallway.

### **Entrance Hallway** 14' 6" x 7' 3" (4.42m x 2.21m)

Welcoming reception hallway with real hardwood flooring, traditional coving, decorative ceiling light fitment, traditional style radiator. Two double power points, telephone point and smoke detector. Understair cupboard with shelving and standard ceiling light fitment.

### **Dining Room** 13' 5" x 13' 5" (4.09m x 4.09m)

Bright spacious dining room with real hardwood flooring, traditional coving and ceiling rose, decorative ceiling light fitment, one double power point and traditional style radiator. Multi fuel stove with marble surround and tiled base. Storage cupboard with shelving. Large double glazed windows overlooking the front of the property. Access to kitchen.

### **Lounge** 18' 1" x 13' 8" (5.51m x 4.16m)

Spacious and bright lounge with real hardwood flooring, traditional coving and ceiling rose, decorative ceiling light, two double and one single power points and two traditional style radiators. Feature marble fireplace with real living flame gas fire. Double glazed bay window overlooking the front and a further double glazed window overlooking the side of the property.

### **Family Room** 13' 10" x 11' 1" (4.21m x 3.38m)

Family room with real hardwood flooring, traditional coving and ceiling rose, decorative ceiling light fitment, traditional style radiator, four double power points, T.V point and telephone point. Built-in alcove with shelving. Multi fuel stove with wooden mantle. Access to the kitchen and conservatory.

### **Conservatory** 12' 2" x 8' 5" (3.71m x 2.56m)

Conservatory with laminate flooring, five double power points and T.V point. Celsius anti-gleam, self clean glass panels on the roof. Traditional style radiator and underfloor heating. Two wall mounted decorative light fitments. Eleven panel double glazed windows and white UPVC door leading to the rear garden.

### **Kitchen** 19' 2" x 10' 10" (5.84m x 3.30m)

Modern tastefully designed and fully fitted kitchen comprising of cream wall and base units. Carrara marble worktops and splashback. Belfast sink with mixer tap and separate "instant" boiling hot water tap. Laminate tile effect flooring, vertical wall mounted radiator, underfloor heating, ample power points, telephone point and four ceiling spot lights. Britannia range 6 burner cooker with matching extractor hood above. Double drawer dishwasher, warming drawer. Feature wooden ceiling beams. Cupboards along one wall, one of which is a large pantry. There is also a large storage cupboard with shelving, standard ceiling light fitment and small double glazed window overlooking the rear of the property. (The owner has obtained planning permission to knock this cupboard down in order to make the kitchen bigger should a new purchaser be interested in doing so.) Double glazed window overlooking the rear of the property.

### **Inner Hallway** 9' 8" x 6' 10" (2.94m x 2.08m)

Inner hallway giving access to rear annex. There is a recess in the hallway which offer plenty of storage space or could be used as office space. Real hardwood flooring, coving, traditional style radiator and one double power point. Standard ceiling light fitment and a further strip light. Brown UPVC door giving access to the rear garden. Access to bedroom 4, utility room and downstairs shower room.







**Downstairs Shower Room 5' 11" x 5' 8" (1.80m x 1.73m)**

Fully tiled shower room comprising of a white w.c., sink and fitted corner shower cubicle with shower off the gas mains. Chrome accessories, ceiling spot lights and tiled flooring. Traditional style radiator and underfloor heating. Wall mounted mirror with light above the sink. Double glazed opaque window overlooking the rear of the property.

**Utility Room 6' 0" x 3' 6" (1.83m x 1.07m)**

Utility room with carpet tile flooring, ample power points and standard ceiling strip light fitment. Space for automatic washing machine and tumble dryer. Wall mounted "Alpha Gas Saver" boiler.

**Bedroom 4 (Downstairs) 13' 2" x 9' 8" (4.01m x 2.94m)**

Downstairs fourth double bedroom with carpeted flooring, coving, traditional style radiator, three double power points and standard ceiling light fitment. Double glazed windows overlooking the side and rear of the property.

**Family Bathroom 8' 5" x 7' 0" (2.56m x 2.13m)**

Accessed halfway up the staircase, fully tiled family bathroom comprising of a white w.c., sink and pedestal bath with chrome feet and shower fitment from the taps. Chrome accessories and standard ceiling light fitment. Traditional style radiator and underfloor heating. Tiled flooring, wall mounted towel shelf and double glazed opaque window to the rear of the property.

**Upper Hallway 11' 3" x 6' 2" (3.43m x 1.88m)**

Upper hallway with carpeted flooring giving access to the three upper bedrooms. Traditional style radiator, standard ceiling light fitment, one double power point and smoke detector. Large storage cupboard with shelf and single radiator. Access to all upper accommodation and loft.

**Master Bedroom 13' 9" x 10' 9" (4.19m x 3.27m)**

Master bedroom with carpeted flooring, traditional coving, three double and one single power points, T.V point and telephone point. Standard ceiling light fitment and traditional style radiator. Double glazed window overlooking the side of the property. Access to the master en-suite.

**Master En-Suite 9' 10" x 5' 9" (2.99m x 1.75m)**

Fully tiled en-suite comprising of a white w.c., sink, large fitted shower cubicle with shower off the gas mains (there is a standard shower head fitment and also a rain fall shower head fitment and body jets) Jacuzzi and spa bath with mood lighting. Chrome accessories and sparkle tile flooring. Ceiling spot lights, chrome wall mounted heated towel rail, underfloor heating. Gloss vanity unit below the sink with storage and wall mounted mirror with strip light above. Double glazed opaque window to the side of the property.



### Bedroom 3

11' 9" x 9' 4" (3.58m x 2.84m)

Third double bedroom with carpeted flooring, decorative ceiling light fitment, traditional style radiator and three double power points. Large fitted wardrobes with mirrored sliding doors, hanging rails and shelving. Double glazed window overlooking the front of the property.

### Bedroom 2

13' 6" x 9' 9" (4.11m x 2.97m)

Second double bedroom with carpeted flooring, traditional coving and ceiling rose and decorative ceiling light fitment. Traditional style radiator, three double power points and T.V point. Fitted mirrored sliding doors along one wall, one half has hanging rails and shelving and the other side has an en-suite.

### En-Suite

6' 4" x 3' 6" (1.93m x 1.07m)

Fully tiled en-suite shower room comprising of a white w.c., sink and fitted shower cubicle with shower off the gas mains. Chrome accessories, tiled flooring, shaver point and extractor fan. Chrome wall mounted heated towel rail, two-tier ceiling spot light fitment, white gloss vanity unit below the sink and wall mounted mirror above.

### Gardens

Mono-blocked driveway to the front of the property giving access to the garage and front entrance. The garden extends from the front to the side and rear with an abundance of trees, shrubs and plants including apple and pear trees. The attractive rear garden is fully enclosed. Slabbed patio area, raised lawn with drying area and four planting beds. There is a further raised patio area with wooden shed.

### Garage

There is an integrated double garage with large worktop to the side and rear with power and lighting.

### Heating and Glazing

The property benefits from a gas central heating system, underfloor heating in all bathrooms and is fully double glazed throughout. The property has been recently re-wired and re-plumbed.

### Included Extras

Included in the sale of the property are all carpets and floor coverings and bathroom accessories. Various curtain poles, curtains, blinds and light fitments. Britannia six burner range cooker with matching extractor hood above and double drawer dishwasher in the kitchen. Wooden garden shed.

### Home Report

To access the home report then please visit;

[www.packdetails.com](http://www.packdetails.com)

Reference: HP511657

Postcode: FK10 2DW

### Opening Hours

Mon-Thurs 9am-5:30pm

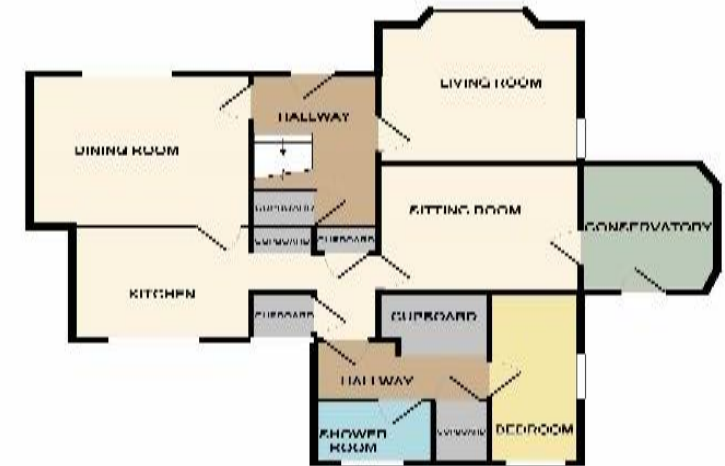
Fri - 9am-5pm

Sat -

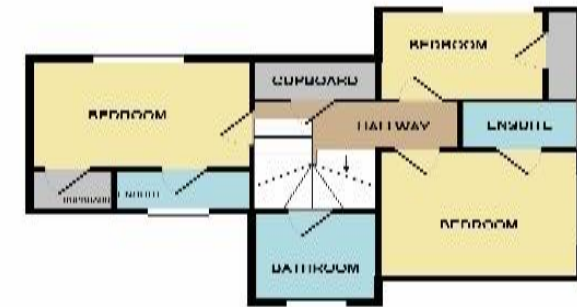
10am-1pm

### Travel Directions

On leaving Alloa from the Marshall roundabout, turn left into Marshall passing the Town Hall on the right hand side. Continue to the Ludgate roundabout, follow the road round and No 18 is on the left hand side of the road and is clearly signposted.



GROUND FLOOR



FIRST FLOOR

UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS ARE IN METERS. ALL ROOMS ARE APPROXIMATELY 2.30 METERS HIGH. THE PROPERTY IS SHOWN AS A GENERAL GUIDE ONLY. THE BUYER SHOULD VERIFY ALL MEASUREMENTS AND DETAILS BEFORE PURCHASING. THE SELLER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE SELLER'S AGENT, COUNTY ESTATES (SCOTLAND) LTD, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SELLER'S AGENT, COUNTY ESTATES (SCOTLAND) LTD, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SELLER'S AGENT, COUNTY ESTATES (SCOTLAND) LTD, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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