



**PRIMROSE PROPERTIES**

**30 Garganey**  
Alloa, FK10 1RN



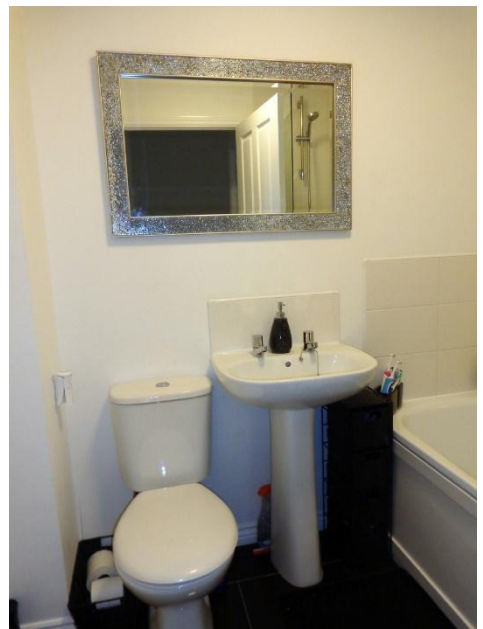
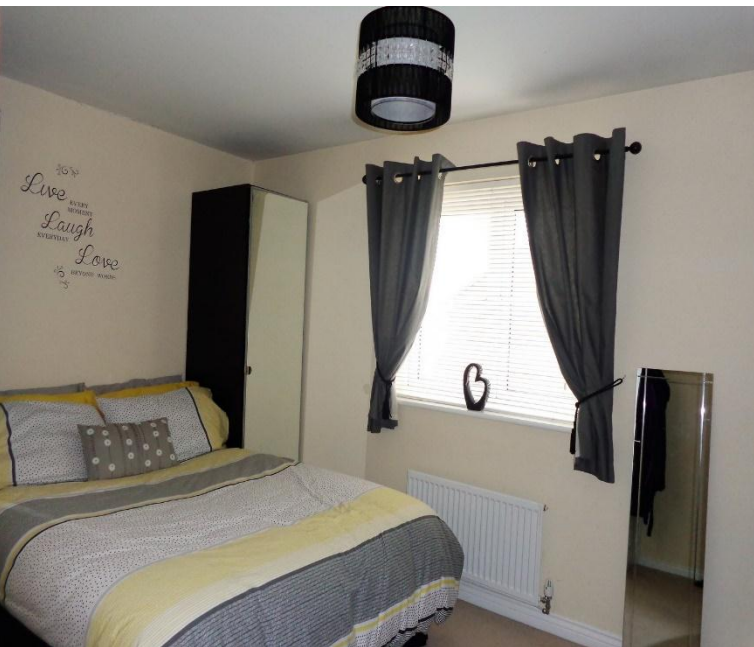
## **OFFERS OVER £109,995**

Extremely well presented Mid terraced villa set within the popular town of Alloa.

The property comprises: welcoming entrance hallway, lounge, modern fitted kitchen with integrated appliances, downstairs w.c., two double bedrooms and family bathroom. Further benefiting the property is a private front and fully enclosed rear garden. A Monobloc driveway providing of street parking to the front of the property.

Alloa is a town within the county of Clackmannanshire, approximately 6 miles from the city of Stirling and 8 miles from Falkirk. Alloa is an ideal town for commuting to larger cities such as Glasgow and Edinburgh using the rail service or Clackmannanshire Bridge leading onto major motorways. The town centre has many shops, restaurants, pubs and supermarkets all within easy reach and benefits from a well serviced bus route throughout the county. There are a wide range of educational facilities with various nursery, primary and secondary schools as well as the recently refurbished college. Stirling University can be easy reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

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### Access

Access to the property is via a white wooden door with two opaque double glazed glass panels.

### Entrance Hallway 15' 9" x 4' 3" (4.80m x 1.29m)

Welcoming entrance hallway with tiled flooring, two feature light fittings and one double radiator. Access to kitchen, lounge, downstairs w.c. and stairs to upper level.

### Lounge 12' 6" x 11' 0" (3.81m x 3.35m)

Lounge with carpeted flooring, three-tier cluster light fitment and one single radiator. Under stairs storage cupboard. White UPVC French doors gives access to the rear garden.

### Kitchen 8' 11" x 7' 2" (2.72m x 2.18m)

Modern kitchen fully fitted with wood effect wall and base units. Black marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with oven below and built-in extractor hood above. Integrated washing machine, fridge and freezer. Tiled flooring, small double radiator and standard light fitment. Large storage cupboard with shelves housing the electrics. Two panel double glazed window overlooking the front of the property.

### Downstairs W.C. 5' 7" x 5' 5" (1.70m x 1.65m)

Downstairs cloakroom painted with splashback tiling comprising of a white w.c. and sink. Tiled flooring, circular dome ceiling light fitment, single radiator, extractor fan and chrome accessories.

### Bedroom 1 12' 6" x 10' 3" (3.81m x 3.12m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Built-in double wardrobe with shelf and hanging rail. Two panel double glazed window overlooking the front of the property.

### Bedroom 2 12' 6" x 11' 2" (3.81m x 3.40m)

Second double bedroom with carpeted flooring, standard light fitment, and large single radiator. Two panel double glazed window overlooking the rear of the property.

### Family Bathroom 6' 8" x 5' 5" (2.03m x 1.65m)

Family bathroom comprising of a white w.c., sink and bath with glass panel shower screen and shower off the gas mains. Painted walls with splash back tiling, single radiator,

extractor fan, glossy black tiled flooring and chrome accessories.

### Upper hallway

Upper hallway with carpeted flooring, standard light fitment and smoke detector. Access to two double bedrooms, family bathroom and attic.

### Heating and Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

### Gardens

To the front of the property is a slabbed pathway and a Mono bloc drive providing off street parking. The rear garden is fully enclosed by a wooden fence with a gate giving access to the side path for bin access. A slabbed patio area and an area laid to lawn with a garden shed to the rear.

### Extras Included

Included in the sale of the property are all floor coverings, carpets, blinds, curtain poles, curtains, light fittings, integrated kitchen appliances (gas hob, electric oven, automatic washing machine, fridge, freezer and extractor fan ) bathroom accessories and garden shed.

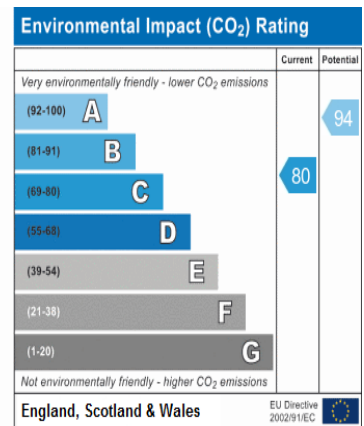
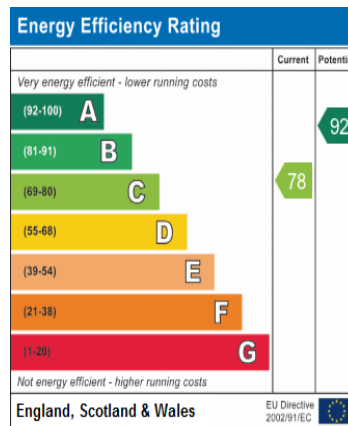
### Negotiable extras

Negotiable extras include dining table and chairs, table and mirror in hallway and mirror in bathroom.

### Home Report

To view the home report for this property contact primrose properties on 01259 222950 or e-mail sales@primrose-properties





**Viewings**

By appointment through Primrose Properties  
**01259 222950**  
[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

**Opening Hours**

Mon – Fri 9am-5pm  
 Sat 9:30am-1pm

