



**SPACIOUS TOP FLOOR FLAT**  
**FITTED KITCHEN**  
**EN-SUITE SHOWER ROOM**

**BRIGHT LOUNGE WITH FIREPLACE WITH JULIETTE BALCONY**  
**TWO DOUBLE BEDROOMS**  
**FAMILY BATHROOM**



**26 OLD BREWERY LANE**  
**ALLOA, FK10 3GL**

**Offers Over £108,500**

## Entrance

Access is to the rear of the property via a secure door entry system with steps leading to the private entrance.

## Private Entrance

Access is via a solid wooden door. Leading to:

## Entrance Hallway

Carpeted entrance hallway with two storage cupboards (one of which houses the electrics). Access to all accommodation.

## Lounge

15' 7" x 11' 7" (4.75m x 3.53m)

Bright, spacious, carpeted lounge with French doors overlooking the front of the property and Juliette balcony.

## Fitted Kitchen

15' 5" x 6' 9" (4.70m x 2.06m)

Fully fitted kitchen to the rear of the property with views towards the Ochil Hills. A good range of beech effect wall and base units with contrasting worktops and built-in electric oven with gas hob and chimney style extractor fan above. Upright fridge/freezer and integrated washing machine with space for tumble drier.

## Principal Bedroom 15' 5" x 10' 1" (4.70m x 3.07m) (At longest point)

Good size principal bedroom overlooking the rear and side of the property with built-in double wardrobe and benefitting from an En-Suite shower room.

## Bedroom 2

10' 2" x 9' 11" (3.10m x 3.02m)

Second double bedroom with window overlooking the front and side of the property. Carpeted flooring and ample room for free-standing furniture.

## En-Suite Shower room

5' 11" x 5' 6" (1.80m x 1.68m)

Partially tiled en-suite shower room with obscure window to side and two piece suite with corner shower enclosure and electric shower.

## Family Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Fully tiled family bathroom with obscure window to side and white wash hand basin, w.c and bath.

## Heating & Glazing

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

## Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, light fittings and bathroom accessories. Built in electric oven, gas hob and extractor fan above. Integrated fridge freezer and washing machine.

## Parking

Resident parking to the rear

## Home Report

To view this home report please email us on : [admin@county-estates.net](mailto:admin@county-estates.net)



GROUND FLOOR



While every effort has been made to ensure the accuracy of the Brochure contained here, measurements of items, fixtures, fittings and other details are an approximation and the responsibility is solely for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify all details from their own inspection and be advised that the plan is not to be relied upon for any legal purpose. Made with Metrepro 05023

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.