



**TRADITIONAL GROUND FLOOR FLAT IN  
CENTRAL LOCATION**

**BRIGHT SPACIOUS LOUNGE**

**FAMILY BATHROOM**

**THREE GOOD SIZE DOUBLE BEDROOMS**

**FITTED KITCHEN**

**LOVELY GARDEN TO REAR**

**ON-STREET PARKING**



**83 Queen Street**  
Alva, FK12 5AH

**OFFERS OVER  
£109,000**

### Entrance

Access to the property via wood effect composite door with half moon glazing panel. Leading to:

### Vestibule

4' 7" x 3' 0" (1.40m x 0.91m)

Carpeted vestibule with glazed door leading to the entrance hallway.

### Entrance Hallway

Large entrance hallway with walk-in storage cupboard. Access to all accommodation.

### Principal Bedroom

15' 7" x 12' 0" (4.75m x 3.65m)

Generous size principal bedroom overlooking the front of the property. Dark wooden flooring, shelved storage cupboard and tiled fireplace.

### Lounge

16' 5" x 14' 11" (5.00m x 4.54m)

Bright, spacious lounge overlooking the rear garden with views towards the Ochil Hills. Carpeted flooring and built-in shelved storage cupboard.

### Fitted Kitchen

12' 10" x 9' 8" (3.91m x 2.94m)

Fitted kitchen to the rear with a good range of cream wall and base units and complimentary oak effect worktops. Built-in oven and gas hob with extractor fan above, fridge/freezer and washing machine. Vinyl flooring and fully glazed door leading to the rear garden.

### Family Bathroom

11' 1" x 4' 10" (3.38m x 1.47m)

Family bathroom with white three piece suite and separate corner shower enclosure and thermostatic shower. Partially tiled with Marmoleum flooring and obscure window to the rear.

### Bedroom 3

15' 8" x 10' 2" (4.77m x 3.10m)

(At widest point)

Third double bedroom to the rear currently utilised by the current owners as an office. Carpeted flooring and window overlooking the rear garden.

### Bedroom 2

15' 9" x 12' 10" (4.80m x 3.91m)

Second double bedroom to the front with carpeted flooring, shelved storage cupboard and ample room for free-standing furniture.

### Heating & Glazing

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

### Gardens

Lovely, private rear garden with views of the Ochil Hills and an array of mature fruit trees, shrubs and plants. A raised timber decked seating area, coal cellar, garden shed, greenhouse and a shared lawn drying area. Paved shared access to the side of the property gives access to the rear garden.

### Parking

On-street parking to the front of the property.

### Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, curtains and curtain poles, light fittings, bathroom accessories and free-standing wardrobe and bedside cabinet in the principal bedroom. Built-in oven with gas hob and extractor fan above, fridge/freezer and washing machine in the kitchen. Chest freezer in the hallway cupboard and sofa, chair and units in the lounge. Wooden garden shed and greenhouse in the rear garden. The negotiable extra in the property is the Antique oak wardrobe in bedroom 2.

GROUND FLOOR



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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.