



**WELL PRESENTED MID TERRACE VILLA**

**DINING KITCHEN**

**FAMILY SHOWER ROOM**

**BRIGHT SPACIOUS LOUNGE**

**TWO DOUBLE BEDROOMS**

**PRIVATE GARDENS TO FRONT & REAR**



**6 Smiddy Wynd**  
Alva, FK12 5EQ

**FIXED PRICE**  
**£115,000**

## Entrance

Access to the property via dark hardwood door with small opaque glazing panel. Leading to:

## Entrance Hallway

Carpeted entrance hallway giving access to the lounge and staircase to upper level.

## Lounge

13' 9" x 10' 11" (4.19m x 3.32m)

Bright, spacious lounge with two large windows overlooking the front of the property, carpeted flooring and built-in under stair storage cupboard which houses the electrics. Access to kitchen.

## Kitchen/Diner

14' 2" x 9' 9" (4.31m x 2.97m)

Modern kitchen/diner with a good range of white, high gloss wall and base units with built-in oven, ceramic hob and extractor fan above. Also included is the washing machine, dishwasher and fridge/freezer with ample space for a dining table and chairs and a tumble dryer. There are two windows overlooking the rear of the property and a door giving direct access to the rear garden.

## Upper Hallway

Carpeted upper hallway giving access to all upper accommodation and benefitting from a built-in storage cupboard.

## Principal Bedroom

10' 11" x 10' 1" (3.32m x 3.07m)

Good size principal bedroom with two windows to the front, carpeted flooring and benefitting from a large walk-in storage cupboard.

## Bedroom 2

11' 4" x 7' 4" (3.45m x 2.23m)

Second double bedroom to the rear with views towards the Ochil Hills. Built-in double wardrobe with mirror sliding doors, carpeted flooring and ample room for free-standing furniture.

## Family Shower room

7' 1" x 5' 1" (2.16m x 1.55m)

Fully tiled family bathroom with white wash hand basin, w.c, corner shower enclosure with electric shower and opaque window to the rear.

## Gardens

Private front garden laid with decorative stone chips and a paved pathway leading to the front door entrance. Fully enclosed rear garden which is easily maintained with paving slabs and stone chips, wooden garden shed and rotary dryer.

## Parking

The property benefits from an allocated parking space to the front and additional guest parking nearby.

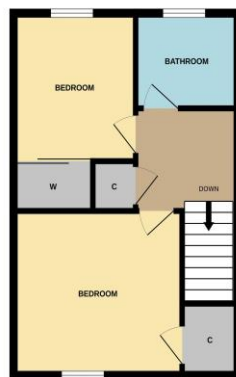
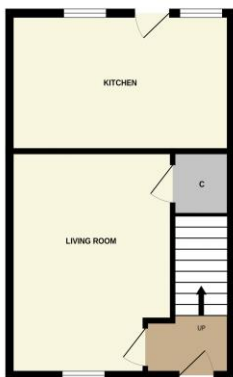
## Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, curtains and curtain poles, light fittings and bathroom accessories. Built-in oven, ceramic hob with extractor fan above, washing machine, dishwasher and fridge/freezer in the kitchen. Also wooden garden shed in the rear garden.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, fixtures, fittings and other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for information only and should not be used as a basis for any purchase. The services, systems, and appliances shown may not have been tested and no guarantee is given for their operation or efficiency at the time.  
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## 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.