



2, Caledonian Road,
Alloa, Clackmannanshire FK10 1NA

FIXED PRICE £195,000

County Estates are delighted to present to the market this modern detached three bedroom villa situated within the town of Alloa.

The property comprises of Entrance, vestibule, spacious lounge, dining kitchen. On the upper level there are three bedrooms and a modern family bathroom. The property benefits from private front and rear gardens and a mono-bloc driveway to accommodate two vehicles.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance to the property is via a white UPVC door with decorative glazing leading to:-

Vestibule

3' 11" x 3' 10" (1.19m x 1.17m)

Vestibule fully carpeted with a build-in storage cupboard housing the electrics.

Lounge

15' 10" x 15' 0" (4.82m x 4.57m)

Bright spacious lounge fully carpeted with a double glazed window looking the front of the property, built in storage cupboard, standard light fitment and double radiator. Open plan staircase leading to all upper accommodation.

Kitchen/Diner

7' 0" x 15' 0" (2.13m x 4.57m)

Modern kitchen with grey high gloss wall and base units with complimentary splash back and worktops. Integrated dishwasher, washing machine, fridge freezer. Double electric oven and gas hob with an overhead extractor hood. Double glazed window, french doors leading to the rear garden and a part glazed UPVC external door leading to the rear garden. The room offers ample space for a dining table and chairs.

Upper Hallway

Fully carpeted upper hallway with a double glazed window overlooking the side of the property. Built in storage cupboard and loft access.

Principle Bedroom

12' 2" x 9' 1" (3.71m x 2.77m)

Good size principal bedroom with carpeted flooring, overlooking the rear of the property. Built in double wardrobe with hanging rail.

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m)

Second bedroom with carpeted flooring overlooking the front of the property with built in double wardrobe.

Bedroom 3

7' 8" x 7' 6" (2.34m x 2.28m)

Third bedroom has a double glazed window overlooking the front of the property with room for freestanding bedroom furniture.





Family Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Stylish family bathroom with grey high gloss vanity sink, w.c. and bath with thermostatic shower, which has a rainwater shower head. Wet wall panelling with tile effect flooring. Chrome heated towel rail and bathroom accessories.

Heating and Glazing

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

Gardens

Private front garden with ease of maintenance laid with decorative chips and shrubs and mono-bloc path and driveway. Gates that lead to the side of the property give access to the rear garden which is fully enclosed with raised decked seating area with lean to and artificial grass. At the side of the property there is a drying area with artificial grass and garden shed.

Parking

The property benefits from a mono-bloc driveway which accommodates approximately two vehicles.

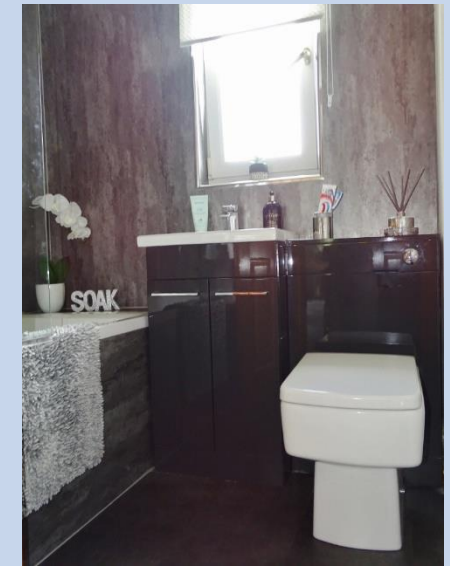
Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds and curtains, light fittings and bathroom accessories. Built in electric oven, hob and extractor hood. Integrated dishwasher, fridge/freezer and washing machine. Also included is the garden shed.

Home Report

To view this home report please email us on :
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