



SPACIOUS FIRST FLOOR FLAT

BRIGHT LOUNGE WITH JUILETTE BALCONY

FITTED KITCHEN

GAS CENTRAL HEATING & DOUBLE GLAZING

PRINCIPAL BEDROOM WITH EN-SUITE

SECOND DOUBLE BEDROOM

FAMILY BATHROOM

ALLOCATED PARKING BAY



36 Old Brewery Lane
Alloa, FK10 3GL

Offers Over £112,000

Secure Entrance

Access to the property is via a secure door entry system to the front and rear of the property, with steps leading to the first floor where the property is located.

Private Entrance

Entrance to the property is via a solid light wood door which leads to the entrance hallway.

Entrance Hallway

10' 3" x 9' 4" (3.12m x 2.84m)

The entrance hallway leads to all living accommodation and has two storage cupboards, one that houses the electrics.

Lounge

14' 3" x 11' 3" (4.34m x 3.43m)

Bright, spacious, lounge with double glazed French doors with Juliette balcony overlooking the front of the property and with views over Alloa.

Fitted Kitchen

15' 0" x 6' 5" (4.57m x 1.95m)

Fully fitted kitchen to the rear of the property with a good range of cherry effect wall and base units with contrasting worktops and built-in electric oven with gas hob, stainless steel extractor fan above and integrated washer/drier. There is also space for a freestanding fridge/freezer and the gas boiler is located in the kitchen.

Principal Bedroom

15' 0" x 9' 9" (4.57m x 2.97m)

Good size principal bedroom with a double glazed window overlooking the rear of the property with built-in double wardrobe and benefitting from an en-suite shower room.

En-Suite Shower room

6' 3" x 5' 6" (1.90m x 1.68m)

Partially tiled en-suite with shower enclosure and electric shower, white wash hand basin and w.c.

Bedroom Two

9' 9" x 9' 7" (2.97m x 2.92m)

Second double bedroom with double glazed window overlooking the front of the property, with room for free-standing furniture.

Family Bathroom

6' 10" x 6' 3" (2.08m x 1.90m)

Partially tiled family bathroom with white wash hand basin, w.c and bath.

Heating & Glazing

The property is fully double glazed and has a gas central heating system.

Included Extras

Included extras in the property are all fixtures and fittings. In the kitchen the gas hob, electric oven, extractor hood and integrated washer/drier.

Parking

There is an allocated parking space to the rear of the property and visitor parking.

Home Report

To view this home report please email us on: admin@county-estates.net



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are only approximate and should not be relied upon for any legal purpose. The floorplan is provided as a guide only and does not constitute an offer of any kind. The floorplan is provided as a guide only and does not constitute an offer of any kind.

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.