



42, Claremont,  
Alloa, Clackmannanshire FK10 2DG

OFFERS OVER £348,500

County Estates are delighted to be marketing this exceptional four bedroom traditional semi-detached home ideally situated in the highly sought after location of Claremont, Alloa.

This fantastic family home has been beautifully maintained to a high standard throughout whilst retaining the traditional character features including high ceilings, cornicing and fireplaces. This deceptively spacious property provides versatile living over three levels comprising of; a welcoming entrance hallway, spacious lounge, w.c, a large breakfasting kitchen, utility room, a basement area/fourth bedroom, which is currently being used as a family room, three double bedrooms, a family bathroom and a shower room. The property further benefits from a generously sized rear garden and a private driveway.

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

Access to the property is via grey storm doors leading to an inner vestibule with glazed panel door through to the welcoming entrance hallway.

### Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a large storage cupboard and access on to all accommodation.

### Lounge 14' 3" x 12' 6" (4.34m x 3.81m)

The spacious front facing lounge has been carpeted and provides neutral décor with traditional features including cornicing and a stunning feature fireplace with dark wood surround. There is a large bay window allowing ample natural light.

### W.C 7' 0" x 2' 10" (2.13m x 0.86m)

The w.c has been partially tiled and provides a high level Carlton style traditional toilet, w.c and wash hand basin.

### Dining Kitchen 21' 10" x 11' 7" (6.65m x 3.53m)

The generously sized kitchen is undoubtedly the focal point of this beautiful family home. It has been fitted with a good range of grey wall and base units, complimentary worktops, feature tiles and laminate flooring. There is also a stylish kitchen breakfast island which provides

extra counter and storage space with bar seating. There is a Rangemaster five ring gas cooker and extractor above and space for an under-counter appliance. The kitchen further benefits from ample space for a dining table and a separate utility room.

### Utility Room 9' 6" x 8' 7" (2.89m x 2.61m)

The utility room provides additional wall and base units, a sink and space for both freestanding and under-counter appliances. The utility room gives access to the basement and the rear garden via the porch.

### Basement Area/Bedroom 4 21' 2" x 11' 1" (6.45m x 3.38m)

The basement area provides an ideal space for entertaining friends and family. There is a generously sized storage cupboard and access out to the rear garden. Could easily be utilised as a fourth bedroom.

### Principal Bedroom 12' 10" x 12' 6" (3.91m x 3.81m)

The principal bedroom has a large window overlooking the front of the property with a smaller one to the side, it is carpeted and has ample space for freestanding bedroom furniture.





**Bedroom Two** 11' 10" x 10' 6" (3.60m x 3.20m)  
Bedroom two is a good sized double with carpeted flooring, a window overlooking the rear garden and space for freestanding furniture.

**Bedroom Three** 11' 7" x 10' 6" (3.53m x 3.20m)  
Bedroom three is currently being used as a dressing room however, it is the perfect space for an additional double bedroom. There is a feature fire place and a window overlooking the rear garden.

**Shower Room** 8' 6" x 4' 8" (2.59m x 1.42m)  
Fully tiled family shower room with wash hand basin, w.c, shower enclosure and opaque window to the rear of the property.

#### **Family Bathroom**

The family bathroom has been partially tiled and provides a roll top bath with overhead waterfall shower, w.c and sink. There is an opaque window to the front of the property.

#### **Gardens & Driveway**

The private front garden is fully enclosed with a paved pathway leading to the front entrance door. To the rear is a generously sized fully enclosed and private low maintenance garden which has been beautifully landscaped. There is a wooden decking area and a paved patio. The property further benefits from solar panels, a large private driveway which can accommodate three vehicles and a wooden shed for storage.



## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains (with the exception of living room curtains), curtain poles and light fittings. The Rangemaster cooker and extractor hood, the plate rack and shelving in the kitchen. The mirror in the family bathroom.

## Negotiable Extras

The negotiable extras in the property are: The dishwasher, American style fridge/freezer, mirrored coat rack in the hallway and tall mirrored wardrobe in bedroom 3.



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