



12, Andrew Hardie Drive,  
Alloa, Clackmannanshire FK10 2JA

Fixed Price £275,000



County Estates are delighted to present to the market this spacious four bedroom detached villa, located within the town of Alloa.

The property comprises of; - Welcoming entrance hallway, open plan lounge/dining room, fitted kitchen with dining area, utility area, downstairs w.c. and an office. On the upper level there are four generous sized bedrooms (principal bedroom En-suite) and a family bathroom. Private front and rear gardens and a single garage.

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 a white UPVC door with two glazed panels leading to:

## Entrance Hallway

13' 0" x 5' 6" (3.96m x 1.68m)

Entrance hallway with oak laminate flooring and under stair storage cupboard. Access to open plan lounge/dining room, dining kitchen, w.c, office and staircase to upper level.

## Lounge/Dining Room

25' 11" x 11' 2" (7.89m x 3.40m)

Bright, spacious open plan lounge/dining room with oak effect laminate flooring, a front facing double glazed window and patio doors giving access to the rear garden.

## Dining Kitchen

17' 1" x 14' 1" (5.20m x 4.29m)

The dining kitchen has windows overlooking the rear and is fully fitted with a good range of white wall and base units, contrasting worktops and floor tiles. The walls are partially tiled with a built-in electric oven, gas hob with extractor fan and an integrated dishwasher. There is a handy utility area with extra sink, space for undercounter washing machine and freestanding fridge/freezer. There is ample space for a family dining table with patio doors leading out to the garden.

## Office

17' 7" x 9' 7" (5.36m x 2.92m)

This is a flexible space which could be used as an office, snug or additional family room. This room has the potential to be converted back to form a double garage. The floor has been fitted with light laminate and there are patio doors overlooking the front of the property. There is also a door giving access the garage.

## W.C

3' 9" x 2' 11" (1.14m x 0.89m)

Downstairs w.c provides oak laminate flooring, a white wash hand basin and w.c.

## Upper Hallway

The upper hallway is carpeted with a built-in storage cupboard and provides access to four bedrooms, family bathroom and loft.

## Principle Bedroom

12' 1" x 11' 2" (3.68m x 3.40m)

Good sized principal bedroom overlooking the front of the property with carpeted flooring, a built-in double mirrored wardrobe and benefits from an en-suite shower room.





### En-suite

5' 7" x 5' 0" (1.70m x 1.52m)

En-suite providing vinyl flooring, wash hand basin, w.c and shower cubicle.

### Bedroom Two

11' 10" x 10' 4" (3.60m x 3.15m)

Second bedroom to the front with carpeted flooring, a built-in double mirrored wardrobe and space for freestanding furniture.

### Bedroom Three

10' 8" x 7' 10" (3.25m x 2.39m)

The third bedroom is to the rear of the property is carpeted and benefits from a built-in double mirrored wardrobe.

### Bedroom Four

9' 5" x 8' 9" (2.87m x 2.66m)

The fourth bedroom is a good sized single bedroom to the rear with carpeted flooring and provides a built-in double mirrored wardrobe.

### Family Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

The family bathroom is partially tiled providing an opaque window to the rear, a bath with overhead shower, wash hand basin and w.c.



### Gardens

Private fully enclosed rear garden with a section laid to lawn with trees and shrubs, a slabbed patio area and a paved path. To the front there are two sections laid to lawn either side of the driveway.

### Garage and Driveway

The property benefits from a large monoblocked driveway which leads to the garage. The garage benefits from power, lighting and houses the boiler.



## Heating and Glazing

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

## Included Extras

Included in the sale of the property are all carpets and floor coverings, blinds, curtains, curtain poles and light fittings. Integrated dishwasher, built in electric oven and gas hob with extractor fan above, washing machine and fridge/freezer.

## Home Report

To view the home report for this property please contact our office - [admin@county-estates.net](mailto:admin@county-estates.net)

