



**SEMI-DETACHED VILLA WITH LOVELY VIEWS**

**FITTED KITCHEN**

**TWO DOUBLE BEDROOMS**

**PRIVATE GARDENS TO FRONT & REAR**

**SPACIOUS LOUNGE WITH DINING AREA**

**CONSERVATORY**

**FAMILY BATHROOM**

**ALLOCATED PARKING SPACE TO THE SIDE**



**50 Brookfield Place**  
Alva, FK12 5AT

**OFFERS OVER**  
**£129,995**



### Entrance

Access to the property is via a dark wood effect UPVC door. Leading to:

### Entrance Vestibule 3' 11" x 3' 2" (1.19m x 0.96m)

Entrance vestibule with laminate flooring and built-in storage cupboard. Access to the lounge.

### Lounge/Diner 20' 3" x 10' 5" (6.17m x 3.17m)

Spacious lounge with front facing window with lovely views of the surrounding countryside. There is ample room for dining table and chairs, electric fire with cream fireplace and a built-in storage cupboard which houses the boiler.

### Kitchen 8' 8" x 6' 10" (2.64m x 2.08m)

Fully fitted kitchen with a good range of oak effect wall and base units with complimentary worktops, built-in oven and gas hob, fridge/freezer and washing machine. There is a window overlooking the side of the property, tiled flooring and splashback and access to the conservatory.

### Conservatory 10' 9" x 10' 2" (3.27m x 3.10m)

Large conservatory to the rear of the property with laminate flooring and door leading to the rear garden.

### Upper Hallway

The upper hallway has carpeted flooring with a window to the side and provides access to all the upper accommodation and loft.

### Principal Bedroom 10' 2" x 9' 1" (3.10m x 2.77m)

Principal bedroom overlooking the front of the property with lovely views of the surrounding countryside and benefits from a built-in storage cupboard.

### Bedroom 2 10' 7" x 8' 0" (3.22m x 2.44m)

Second double bedroom to the rear with carpeted flooring and room for free-standing furniture.

### Family Bathroom 7' 2" x 4' 8" (2.18m x 1.42m)

Partially tiled family bathroom with opaque window to the rear, white three piece suite and electric shower over the bath.

### Heating & Glazing

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

### Gardens

Private front garden which is easily maintained with stone chips and garden borders. A paved pathway leads to the front door entrance and continues to the side to give access to the rear garden. Fully enclosed rear garden with a paved seating area and a small section of lawn with garden borders. There are also two wooden garden sheds and a greenhouse.

### Parking

The property benefits from an allocated parking space to the side.

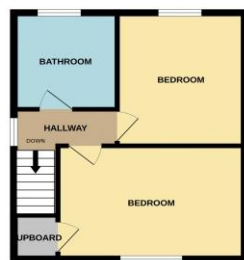
### Included Extras

Included in the sale of the property are all carpet and floor coverings, blinds, curtains and curtain poles, light fittings and bathroom accessories. Gas hob, electric oven and free standing fridge freezer and washing machine. Also two wooden sheds and greenhouse in the rear garden.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the foregoing descriptions, measurements, statistics, location, features and any other facts the advertiser will not be responsible in law for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used in conjunction with the particulars. The actual dimensions and details may vary from those stated in the particulars. Made with Metronix 12/04

### 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.