



WELL PRESENTED SEMI DETACHED VILLA

FITTED KITCHEN

FAMILY SHOWER ROOM

BRIGHT SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

LOVELY GARDENS AND DRIVEWAY



1 Park Crescent
Alloa, FK10 3DS

Offers Over £124,500

Entrance

Access to the property is via hardwood effect, composite door with decorative glazing panel. Leading to:

Entrance Hallway

4' 9" x 3' 10" (1.45m x 1.17m)

Carpeted entrance hallway with small storage cupboard housing the electrics. Access to lounge and staircase to upper level.

Lounge

13' 10" x 12' 5" (4.21m x 3.78m)

Bright spacious lounge with large window overlooking the front with open aspects. Carpeted flooring and coal effect electric fire with mahogany fireplace and cream marble effect surround, and gives access to kitchen.

Breakfasting Kitchen

12' 7" x 7' 3" (3.83m x 2.21m)

Fully fitted breakfasting kitchen overlooking the rear garden with a good range of cream wall and base units, contrasting worktops and breakfast bar. Built-in oven and ceramic hob with extractor fan above, integrated fridge and built-in pantry. Access to rear hallway.

Rear Hallway

3' 9" x 3' 3" (1.14m x 0.99m)

The rear hallway has tiled flooring and 2 built-in storage cupboards, one which houses the boiler and freezer. Access to sun room.

Side Porch

9' 0" x 5' 3" (2.74m x 1.60m)

Sun room to the side of the property with carpet and tiled flooring and door leading to the side garden.

Upper Hallway

Carpeted upper hallway with two windows to the side giving access to all upper accommodation.

Principal Bedroom

13' 11" x 9' 4" (4.24m x 2.84m)

Good size principal bedroom with two windows overlooking the front, carpeted flooring and benefits from built-in storage cupboard and a further double wardrobe.

Bedroom 2

10' 10" x 10' 2" (3.30m x 3.10m)

Second double bedroom to the rear with carpeted flooring and built-in double wardrobe. There are a further two free-standing wardrobes and ample room for bedroom furniture.

Family Shower room

6' 5" x 5' 2" (1.95m x 1.57m)

Modern family shower room which is fully tiled with vanity sink unit, w.c. and enclosed corner shower enclosure with thermostatic shower. Opaque window to the rear.

Gardens

Fully enclosed front garden which is easily maintained with decorative paving slabs and chips. The garden to the side of the property is well maintained with an array of plants and shrubs which leads onto the rear garden with an area laid to lawn, chipped seating area, wooden summer house and greenhouse.

Driveway

There is a driveway to the side of the property which provides off street parking for a few vehicles.

Heating & Glazing

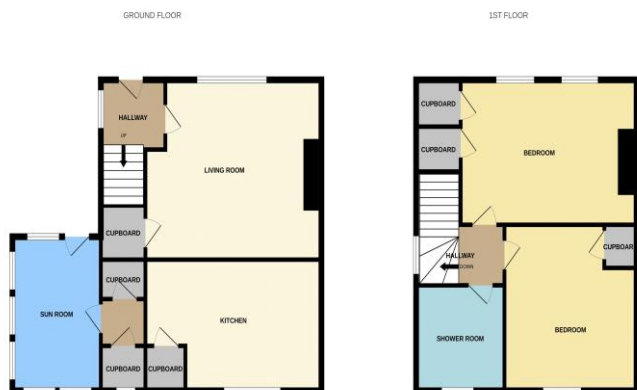
The property benefits from double glazing and gas central heating.

Included Extras

Included in the sale of the property are all blinds, curtain poles, light fitments, bathroom accessories and all floor coverings. In the kitchen the built in extractor, ceramic hob and integrated fridge. The greenhouse and the wooden summer house in the garden.

Negotiable Extras

The furniture in the property is a negotiable extra.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not been tested and no guarantee is given. Measurements are in meters unless otherwise stated.
Map with Metagon (2022)

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.