



48, Dunmar Drive,  
Alloa, Clackmannanshire FK10 2EH

Offers Over £249,000

County Estates are delighted to be marketing this three bedroom detached villa situated in the highly sought after location of Dunmar Drive within the town of Alloa off the prestigious Claremont, is in within walking distance to Braehead Golf Course.

The property comprises of;- Entrance, extensive welcoming entrance hallway, downstairs W.C, spacious lounge, dining room, fitted kitchen and sun room. The upper level consists of three bedrooms all with ample storage space and a family bathroom. This property benefits form a private front garden, mono-bloc driveway to accommodate two vehicles, detached garage and fully enclosed beautiful rear garden.

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

Entrance via a UPVC part glazed door leading to;-

### Entrance Hallway

14' 3" x 10' 2" (4.34m x 3.10m)

Welcoming entrance hallway with parquet flooring throughout, built in storage cupboard and ample space for free standing furniture.

### Lounge

16' 7" x 12' 11" (5.05m x 3.93m)

Fully carpeted spacious lounge with a double glazed window overlooking the front of the property, standard light fitment, double radiator and sliding doors leading into the dining room.

### Dining Room

12' 10" x 10' 1" (3.91m x 3.07m)

Fully carpeted dining room with a double glazed window, standard light fitment and a double radiator.

### Kitchen

10' 4" x 10' 2" (3.15m x 3.10m)

Fitted kitchen with a good range of wall and base units, double glazed window overlooking the rear, integrated electric oven, hob and overhead extractor hood. Undercounter fridge and space for a washing machine. External white UPVC door leading to the sun room.

### Sun Room

20' 3" x 8' 3" (6.17m x 2.51m)

Fully carpeted sun room with ample room for free standing furniture and a white UPVC external door leading to the rear garden.

### Downstairs W.C

6' 6" x 5' 0" (1.98m x 1.52m)

Two piece W,C with an opaque window overlooking the side of the property and various bathroom accessories.

### Upper Hallway

Fully carpeted upper hallway with ample room for free standing furniture, double glazed window overlooking the side of the property. Loft access via the upper hallway, extensive loft space is accessed via a ramsay ladder the loft if fully floored with lighting.

### Principal Bedroom

13' 3" x 13' 0" (4.04m x 3.96m)

Principal bedroom fully carpeted with a double glazed window overlooking the front of the property, built in wardrobes with hanging rails and shelving, additional built-in shelving, standard light fitment and a double radiator.





### **Bedroom two**

13' 5" x 12' 11" (4.09m x 3.93m)

Second double bedroom fully carpeted with a double glazed window overlooking the rear of the property, built-in wardrobe's with hanging rails and shelving, standard light fitment and a double radiator.

### **Bedroom Three**

10' 5" x 10' 2" (3.17m x 3.10m)

Bedroom three with a double glazed window overlooking the front of the property, built-in wardrobe and storage cupboard. Standard light fitment and double radiator.

### **Family Bathroom**

8' 0" x 7' 7" (2.44m x 2.31m)

Three piece family bathroom suite with built in vanity wash hand basin, W.C separate basin. Opaque window overlooking the side of the property and various bathroom accessories.

### **Gardens**

Extensive private front garden mainly laid to lawn with mature shrub's and trees, mono-bloc pathway leading to the front entrance. Fully enclosed tiered rear garden with a laid lawn area, mature shrubs and tress, various seating areas and a glass green house.

### **Driveway & Garage**

Mono-bloc driveway to accommodate two vehicles. Detached garage with power.

### **Included Extras**

Included in the sale of the property are all fixtures and fittings, floor coverings, curtains, blinds and curtain poles, light fitments and bathroom accessories. Electric hob and oven with overhead extractor hood, undercounter fridge and electric fire with fireplace in the lounge. Glass green house in the rear garden.



## Heating & Glazing

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

## Home Report

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



GROUND FLOOR

1ST FLOOR



While every attempt 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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