



**SPACIOUS SEMI-DETACHED VILLA**

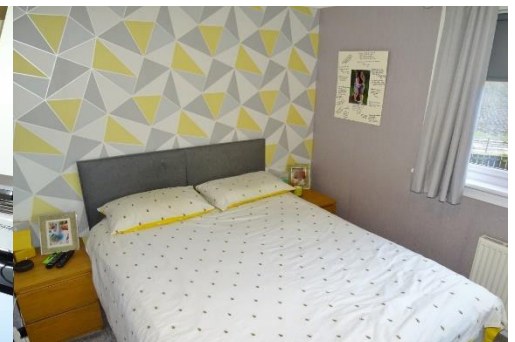
**LOUNGE/DINING ROOM**

**LOW MAINTENANCE GARDENS**

**THREE BEDROOMS**

**MODERN KITCHEN**

**DRIVEWAY & DOUBLE GARAGE**



**46 Craighorn Road**  
Alva, FK12 5DN

**OFFERS OVER**  
**£132,500**

## Entrance

Access to the property is via a white UPVC door with a decorative glazed panel, leading to:

## Entrance Hallway

The welcoming entrance hallway provides laminate flooring and access to the lounge, kitchen and stairs to upper level.

## Lounge/Dining Area

20' 2" x 11' 1" (6.14m x 3.38m)

The bright spacious lounge/dining area provides laminate flooring, a large double glazed window overlooking the front of the property with beautiful views of the hills and a window overlooking the rear garden. The kitchen can be accessed via double wooden doors to the rear of the room.

## Kitchen

16' 3" x 9' 5" (4.95m x 2.87m)

The modern kitchen has been fully fitted with a range of white high gloss wall and base units, complimentary worktops, splashback and flooring. There is an integrated Bosch multi-function oven, ceramic hob with extractor fan above, washing machine, dishwasher and fridge freezer. The kitchen further benefits from a large under-stair storage cupboard which houses the boiler. There is a window overlooking the rear and a white UPVC door with opaque panel gives access to the garden.

## Principal Bedroom

11' 3" x 9' 7" (3.43m x 2.92m)

The principal bedroom provides carpeted flooring, a window overlooking the front of the property and ample space for freestanding furniture.

## Bedroom Two

9' 9" x 8' 5" (2.97m x 2.56m)

Bedroom two provides carpeted flooring, double fitted mirrored wardrobes and a window overlooking the rear garden.

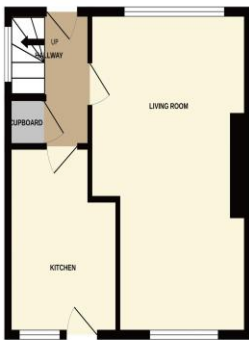
## Bedroom Three

9' 6" x 8' 2" (2.89m x 2.49m)

Bedroom three is the perfect space for either a single bedroom or a study.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, supplies and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Family Bathroom

5' 0" x 6' 4" (1.52m x 1.93m)

The family bathroom has been fully tiled and provides a bath with overhead shower, basin and w.c. There is an opaque double glazed window overlooking the rear of the property.

## Gardens & Driveway

The front garden provides a pathway leading to the front entrance door, artificial grass with a stone chipped border and a large driveway. To the rear is a fully enclosed and private low maintenance garden which has been landscaped with artificial grass. There is a paved path leading to the rear garden gate which gives access to a public walkway. The property further benefits from a double garage.

## Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed which was replaced in 2022.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtain poles, living room curtains and light fittings. The electric oven, hob and extractor hood, washing machine, dishwasher and fridge freezer in the kitchen.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



## 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.