



PRIMROSE PROPERTIES

**2 Coalgate
Alloa, FK10 1EH**



OFFERS OVER £84,950

Upper flat split over two levels in need of some modernisation situated within the town centre of Alloa.

The property comprises: entrance stairwell, spacious lounge/dining room, fitted kitchen, double bedroom and family bathroom and on the upper level the master bedroom, second double bedroom and cloakroom. The property is heated by a gas central heating system and is double glazed throughout. Free car park to the back of the building. Alloa is a town within the county of Clackmannanshire, approximately 6 miles from the city of Stirling and 8 miles from Falkirk. Alloa is an ideal town for commuting to larger cities such as Glasgow and Edinburgh using the rail service or Clackmannanshire Bridge leading onto major motorways. The town centre has many shops, restaurants, pubs and supermarkets all within easy reach and benefits from a well serviced bus route throughout the county. There are a wide range of educational facilities with various nursery, primary and secondary schools as well as the recently refurbished college. Stirling University can be easily reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

18 Primrose Street , Alloa, FK10 1JG
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Entrance Stairwell

Access to property via side of building. Entrance stairwell leads up the first floor of the flat.

Hallway

Hallway with carpeted flooring, standard light fitment, and large double radiator. Small single glazed window to left side of landing. Built in storage cupboard with gas boiler and washing machine. Access to kitchen, lounge, bedroom/second public room and stairs to upper level.

Lounge 16' 0" x 13' 8" (4.87m x 4.16m)

Spacious lounge with carpet flooring, standard light fitment and large double radiator. Fireplace with electric fire, built in storage cupboard house electrics. Large double glazed window to the front of the property.

Kitchen 16' 2" x 16' 4" (4.92m x 4.97m)

Kitchen fully fitted with white wall and base units. Contrasting worktop incorporating stainless steel sink with drainer and mixer tap. Integrated gas hob with electric oven below and stainless steel extractor hood above. Space and plumbing for automatic washing machine. Integrated fridge and freezer. Laminate flooring, strip light fitment, and one double radiator. Large double glazes window to the front of the property.

Bedroom 3/ Second public room 12' 0" x 9' 8" (3.65m x 2.94m)

Double bedroom/second public room with carpet flooring, standard light fitment and one double radiator. Built in double wardrobe with louvre doors. Built in storage cupboard and storage cupboard above. Large double glazed window to the front of the property.

Family Bathroom 7' 4" x 7' 4" (2.23m x 2.23m)

Family bathroom tile with some wood panelling comprising of white W.C., sink and P shaped bath with wall mounted shower off the mixer tap. Tile effect laminate flooring, standard light fitment, wall mounted vanity unit and single radiator. Opaque double glazed window to the side.

Upper hallway

Upper hallway with carpet flooring and standard light fitment. Small double glazed window to the rear of the property. Access to two double bedrooms and cloakroom.

Bedroom 1 12' 7" x 10' 1" (3.83m x 3.07m)

Master bedroom with carpet flooring, standard light fitment and large radiator. Built in fitted bedroom units and alcove storage space. Double glazed Velux skylight window.

Bedroom 2 11' 5" x 10' 5" (3.48m x 3.17m)

Second double bedroom with carpet flooring, standard light fitment and double radiator. Built in fitted bedroom units and built in storage cupboard. Two double panel double glazed window to the front of the property.

Upstairs cloakroom 7' 7" x 5' 8" (2.31m x 1.73m)

Upstairs cloakroom tiled and painted comprising of a beige coloured W.C. and sink. Tile effect laminate floor, standard light fitment and a single radiator. Built in storage unit, Velux skylight window.

Heating and Glazing

The property is heating with a gas central heating system and is double glazed throughout.

Parking

Free parking available to the rear of the building.

Extras included

Included in the sale of the property are all floor coverings, light fittings, curtain poles, blinds, integrated kitchen appliances and bathroom fitments.



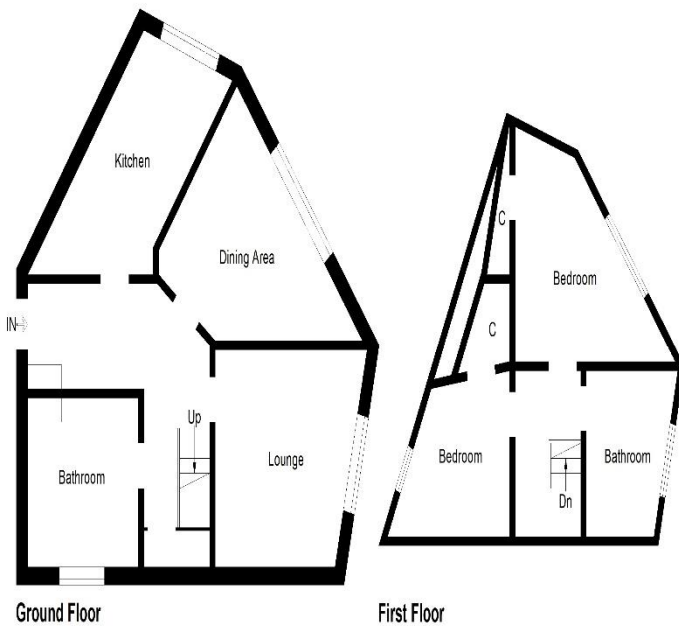


Illustration For Identification Purposes Only. Not To Scale (ID1050725 / Ref:87211)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewings
 By appointment through Primrose Properties
01259 222950
sales@primrose-properties.co.uk

Opening Hours
 Mon – Fri 9am-5pm
 Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

