



PRIMROSE PROPERTIES

10 Dunvegan Court
Alloa, FK10 1PU



OFFERS OVER £104,950

Well maintained end terraced villa situated within the popular town of Alloa.

The property comprises: entrance hallway, spacious lounge/dining room, kitchen, three double bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. Residents parking available to the front of the property.

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 easy reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

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Entrance Hallway 7' 0" x 4' 2" (2.13m x 1.27m)

Entrance hallway with wooden flooring. Access to lounge and stairs to upper level.

Lounge/Dining Room 16' 1" x 14' 9" (4.90m x 4.49m)

Spacious lounge/dining room with wooden flooring, three-tier feature light fitment and large single radiator. Under stairs storage cupboard. Space for a table and chairs. Large double glazed window to the front of the property. Access to kitchen.

Breakfasting Kitchen 19' 3" x 7' 3" (5.86m x 2.21m)

Breakfasting kitchen fully fitted with wall and base units. Black marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine, dishwasher and free standing upright fridge/freezer. Black tiled flooring, two three-tier spotlight light fitments and one large single radiator. Space for a dining table and chairs. Built-in storage cupboard. Double glazed window overlooking the rear garden and French doors from the dining area leading out to the rear garden. Access to rear garden and lounge.

Bedroom 1 11' 6" x 11' 3" (3.50m x 3.43m)

Master bedroom with carpeted flooring, standard light fitment and one large double radiator. Two built-in double wardrobes with one housing the gas boiler. Two panel double glazed window overlooking the rear of the property.

Bedroom 2 11' 2" x 7' 0" (3.40m x 2.13m)

Second double bedroom with carpeted flooring, standard light fitment and one large single radiator. Space for bedroom units. Two panel double glazed window to the front of the property.

Bedroom 3 10' 0" x 8' 0" (3.05m x 2.44m)

Third double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in storage cupboard with shelf and hanging rail.

Family Bathroom 7' 9" x 5' 3" (2.36m x 1.60m)

Family Bathroom fully tiled comprising of a white w.c., sink and bath with wall mounted electric shower and sliding panel screen. Tiled flooring, four-tier spotlight light fitment and chrome heated towel rail. Built-in storage cupboard. Two opaque double glazed windows to the rear of the property.

Heating and Glazing

The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

There is a private front garden with slabbed pathway leading up to the front door entrance. The rear garden is fully enclosed.

Extras Included

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

Parking

Residents parking is available to the front of the property.



Approximate Gross Internal Area = 82.6 sq m / 889 sq ft

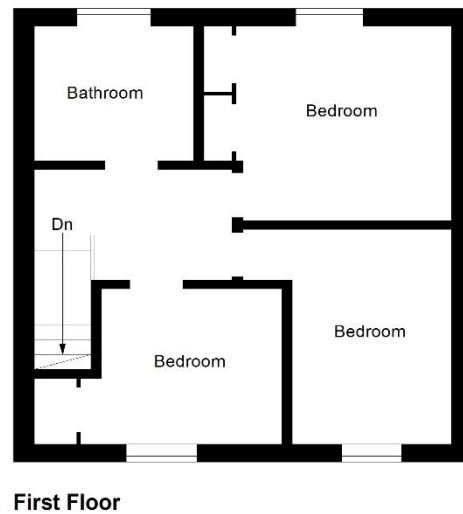
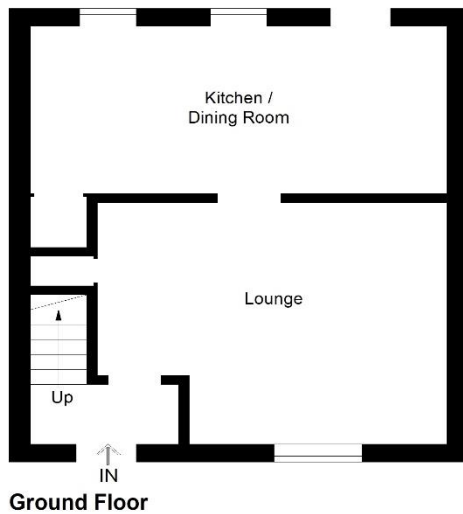


Illustration For Identification Purposes Only. Not To Scale (ID:1073592 / Ref:87814)

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	85
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	84
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.

