



PRIMROSE PROPERTIES

67 Nevis Crescent
Alloa, FK10 2BL



OFFERS OVER £69,950

Well maintained upper flat situated within the popular town of Alloa.

The property comprises: entrance stairwell, lounge, fitted kitchen, double bedroom and shower room. The property is heated by gas central heating system and is fully double glazed throughout. Further benefiting the flat is a private enclosed rear garden area. Residents allocated parking space 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.

18 Primrose Street , Alloa, FK10 1JG
Tel: 01259 222950 Email: sales@primrose-properties.co.uk
www.primrose-properties.co.uk





PRIMROSE PROPERTIES

**67 Nevis Crescent
Alloa, FK10 2BL**

Access

Access to the property is to the front of the property. A White UPVC door gives access with stairwell leading up to the upper flat.

Entrance stairwell 16' 8" x 2' 8" (5.08m x 0.81m)

Entrance stairwell with carpeted flooring, down lighter spotlight light fitments and one single radiator. Access to lounge.

Lounge 12' 6" x 10' 2" (3.81m x 3.10m)

Lounge with wood effect laminate flooring, three-tier spotlight light fitment and large single radiator. Built-in storage cupboard. Three panel double glazed window overlooking the front of the property with excellent views towards Falkirk/Grangemouth. Access to inner hall.

Inner Hall 4' 9" x 2' 7" (1.45m x 0.79m)

Inner hallway with wood effect laminate flooring, two down lighter spotlights and one single radiator. Access to kitchen, bedroom and shower room.

Kitchen 7' 9" x 7' 5" (2.36m x 2.26m)

Kitchen fully fitted with white glossy wall and base units, Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric induction hob with electric oven blow and stainless steel extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Black tile effect vinyl flooring, six down lighter spotlight light fitments and small breakfast table and chairs. Two panel double glazed window to the rear of the property.

Bedroom 1 11' 1" x 7' 9" (3.38m x 2.36m)

Double bedroom with wood effect laminate flooring, three-tier spotlight light fitment and one single radiator, Built-in fitted wardrobe with mirror sliding doors. Two panel double glazed window to the rear of the property.

Shower Room 4' 5" x 4' 5" (1.35m x 1.35m)

Shower room with wet wall panels comprising of a white w.c., sink and shower cubicle with wall mounted electric shower. Grey wood effect laminate flooring, two down lighter spotlights and extractor fan.

Heating and Glazing

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

Gardens

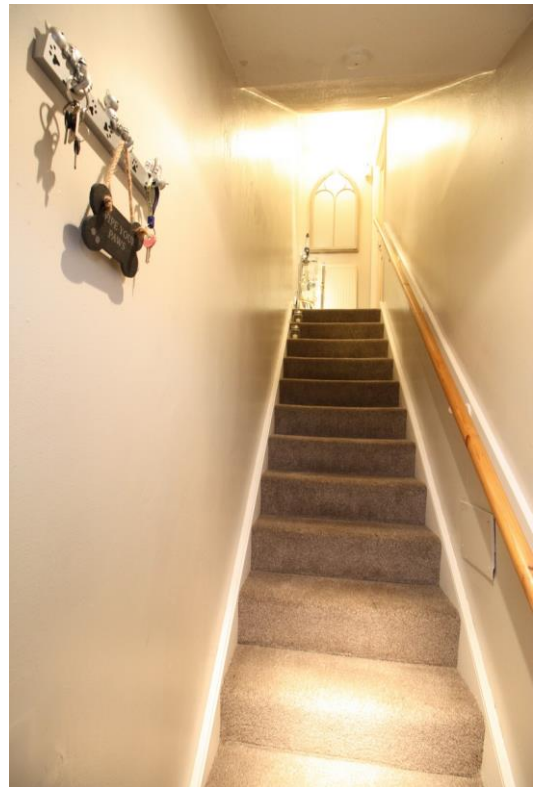
There is a private garden area to the front and left side of the property with some small plants and shrubs. To the rear steps lead up to a private enclosed garden area with space for a summer house and patio.

Parking

Allocated residents parking is available to the front of the property.

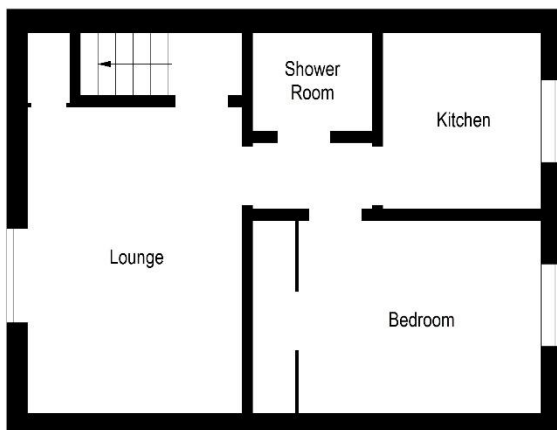
Extras Included

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



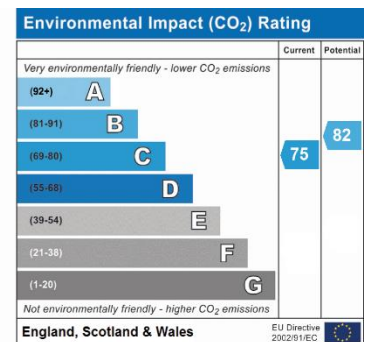
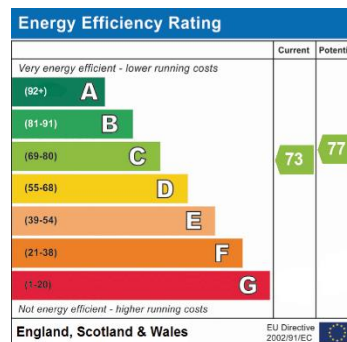


Approximate Gross Internal Area
35.0 sq m / 377 sq ft



First Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1073275 / Ref:87803)



Viewings

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

Opening Hours

Mon – Fri 9am-5pm
Sat 9:30am-1pm

