



PRIMROSE PROPERTIES

35 Garvally Crescent
Alloa, FK10 2LZ



OFFERS OVER £87,000

Well maintained ground floor flat situated within the town of Alloa.

The property comprises: entrance hallway, spacious lounge/dining room, fitted kitchen, two double bedrooms and family shower room. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front garden, rear garden area and communal drying area. On street parking 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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Access

The flat is on the ground floor and benefits from having a front and rear door entrance.

Entrance hallway 14' 9" x 3' 4" (4.49m x 1.02m)

Entrance hallway with carpeted flooring, standard light fitment and small double radiator. Access to all rooms.

Lounge 16' 0" x 12' 5" (4.87m x 3.78m)

Bright spacious lounge with carpeted flooring, standard light fitment and large double radiator. electric fire with wooden fire surround. Built-in storage cupboard housing the electrics. Two double glazed windows overlooking the front of the property.

Kitchen 10' 6" x 9' 9" (3.20m x 2.97m)

Modern kitchen fully fitted with cream coloured wall and base units. Wooden worktops incorporating a Belfast sink with drainer and mixer tap. Integrated stainless steel five ring gas hob with built-in extractor hood above. Space and plumbing for an automatic washing machine, dishwasher, fridge and freezer. Dark grey tiled flooring, standard light fitment, feature spotlight light fitments below the base units and one small double radiator. Double glazed window overlooking the rear of the property. A door gives access out to the rear gardens and communal drying area.

Bedroom 1 13' 6" x 11' 3" (4.11m x 3.43m)

Master bedroom with carpeted flooring, standard light fitment and large double radiator. Space for free standing bedroom furniture. Large double glazed window to the front of the property.

Bedroom 2 12' 8" x 10' 0" (3.86m x 3.05m)

Second double bedroom with carpeted flooring, standard light fitment and large double radiator. Space for free standing bedroom furniture. Double glazed window overlooking the rear of the property.

Family Bathroom 6' 1" x 5' 8" (1.85m x 1.73m)

Family bathroom tiled and painted comprising of a white w.c., sink and shower cubicle with wall mounted electric shower. Tiled flooring, standard light fitment and heated towel rail. Opaque double glazed window 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 fully enclosed private front garden laid to lawn with a slabbed pathway leading up to the front door entrance. To the rear is a private garden area, outdoor storage shed and communal drying area.

Parking

On street parking available to the front of the property.





Approximate Gross Internal Area
67.2 sq m / 723 sq ft

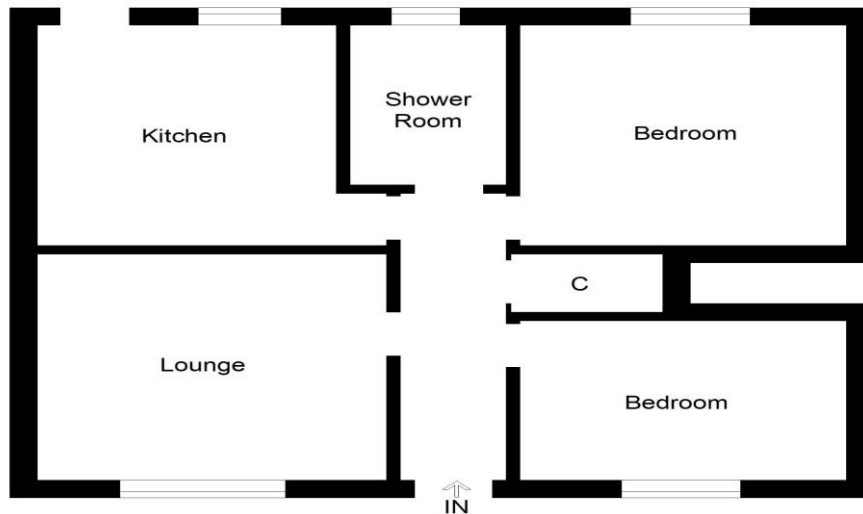


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Not To Scale (ID1039715 / Ref:86951)

Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

