



PRIMROSE PROPERTIES

73C East Stirling Street
Alva, FK12 5HP



OFFERS OVER 69,000

Well maintained traditional upper flat situated within the popular village of Alva.

The property comprises: entrance porch, hallway, lounge, fitted kitchen, double bedroom and bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a fully enclosed rear garden. Residents private parking available to the rear of the property.

Alva is a picturesque village set at the foot of the Ochil Hills and situated between the villages of Tillicoultry and Menstrie. There are a variety of local shops, Post Office, medical centre, cafes, pubs and restaurants. Alva has a nursery, primary and secondary school as well as the regular bus route into Stirling University. There are two parks, one which hosts the annual Alva Games, a 9-hole golf course, a local town hall and Alva Glen for scenic walks up the Ochil Hills. For commuting, bus routes service Alva into Alloa and Stirling, also nearby major motorways and the train station in Alloa or Stirling provide links into Glasgow, Edinburgh and Perth.

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Access

Access to the property is from the rear of the building with a communal stairwell leading up to the front door entrance.

Entrance Porch 3' 0" x 3' 0" (0.91m x 0.91m)

Entrance porch with vinyl flooring. Access to hallway.

Hallway

Hallway with new carpet flooring, two standard light fittings and to single radiators. Built-in storage cupboard with shelves and hanging space housing the gas boiler and electrics. Access to all rooms.

Lounge 11' 8" x 10' 1" (3.55m x 3.07m)

Bright spacious lounge with new carpet flooring, three-tier feature light fitting, large double radiator and fireplace with electric fire. Built-in alcove with shelves. Large two panel double glazed window with views looking out to the Ochil hills.

Kitchen 9' 7" x 7' 2" (2.92m x 2.18m)

Kitchen fully fitted with wood effect wall and base units. Contrasting worktops incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with electric oven below and built-in extractor hood above. Integrated fridge, freezer and space and plumbing for an automatic washing machine. Tiled flooring and three down lighter spotlight light fittings. Large double glazed window looking out to the Ochil hills.

Master bedroom 12' 2" x 9' 8" (3.71m x 2.94m)

Double bedroom with new carpeted flooring, standard light fitting and large single radiator. Built-in fitted wardrobe with mirror sliding doors plus additional built-in storage cupboard above. Large two panel double glazed window looking out to the rear gardens and parking area.

Family Bathroom 12' 4" x 5' 5" (3.76m x 1.65m)

Family bathroom tiled and papered comprising of a beige coloured w.c., sink and bath with wall mounted shower of the mixer tap. New vinyl flooring, two down lighter spotlight light fittings and extractor fan.

Heating and Glazing

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

Gardens

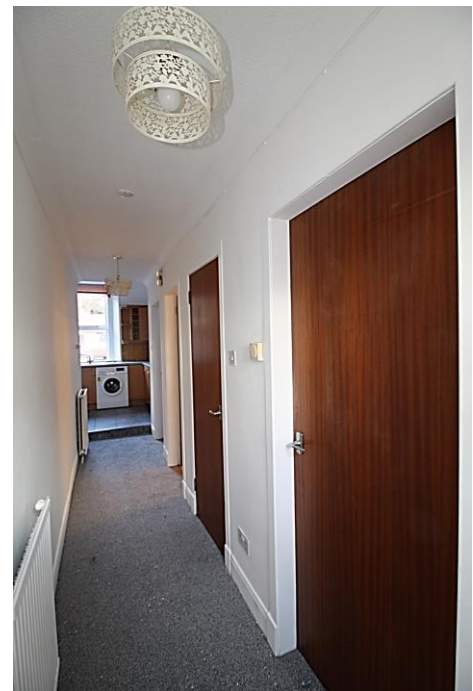
To the rear of the property is a private garden. A coal cellar providing additional storage is situated under the Communal stairwell.

Parking

Private residents parking is to the side of the rear gardens. There is also a public car park opposite.

Extras Included

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



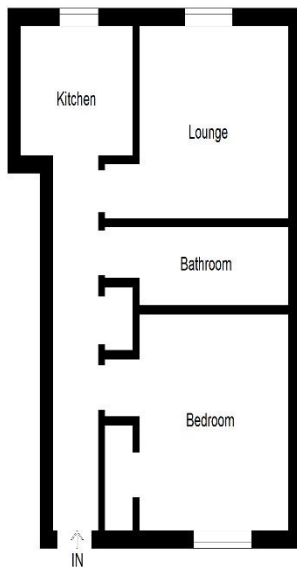
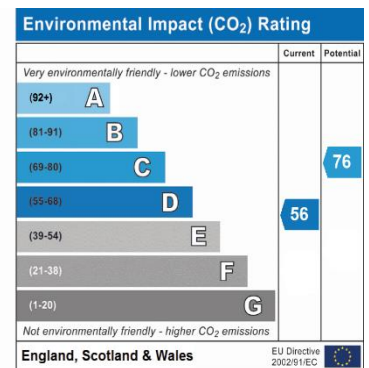
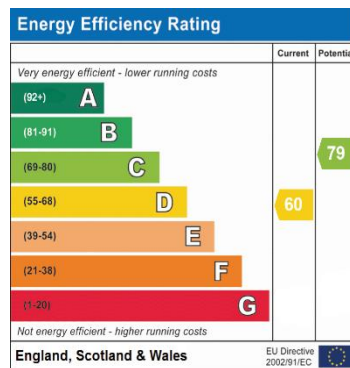


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Viewings
 By appointment through Primrose Properties
 01259 222950
 sales@primrose-properties.co.uk

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

