



PRIMROSE PROPERTIES

99 Queen Street
Alva, FK12 5AX



OFFERS OVER £69,000

Upper flat in need of modernisation situated within the popular village of Alva.

The property comprises: entrance stairwell, hallway, lounge, kitchen, two bedrooms and family shower room. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a large private rear garden area to the rear of the property. A driveway to the side of the property provides off street parking.

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 flat is to the side of the property.

Entrance Stairwell

Entrance stairwell with carpeted flooring and standard light fitment. Double glazed window to the side of the property.

Hallway

Hallway with beach wood effect laminate flooring, standard light fitment and one single radiator. Access to kitchen, shower room, lounge and master bedroom.

Kitchen 11' 9" x 5' 9" (3.58m x 1.75m)

kitchen fitted with wall and base units. Contrasting worktops incorporating a stainless steel sink. Space for a cooker, fridge/freezer and automatic washing machine. Beach wood effect laminate flooring, standard light fitment and one single radiator. Two double glazed windows to the front of the property.

Lounge 15' 1" x 12' 9" (4.59m x 3.88m)

Lounge with wood effect laminate flooring, standard light fitment and one double radiator. Marble effect hearth with gas fire. Built-in alcove with cupboard below housing the electrics. Access to second bedroom.

Bathroom 5' 8" x 4' 8" (1.73m x 1.42m)

Shower room tiled with some wet wall panels comprising of a white w.c., sink and shower cubicle with wall mounted electric shower. Grey wood effect laminate flooring, standard light fitment and one small single radiator.

Master Bedroom 12' 8" x 10' 5" (3.86m x 3.17m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Two storage cupboards and built-in double wardrobe. One double glazed window to the rear of the property.

Bedroom 2 12' 9" x 9' 3" (3.88m x 2.82m)

Second double bedroom with carpeted flooring, standard light fitment and one large single radiator. Space for free standing bedroom furniture. 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

To the rear is a large private rear garden area.

Extras included

Included in the sale sold as seen.

Driveway

To the side of the property is a driveway providing off street parking.



Approximate Gross Internal Area = 67.0 sq m / 721 sq ft

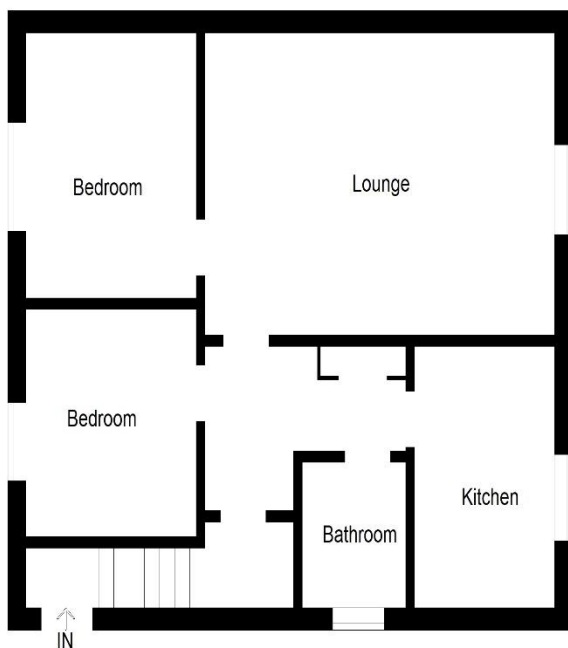
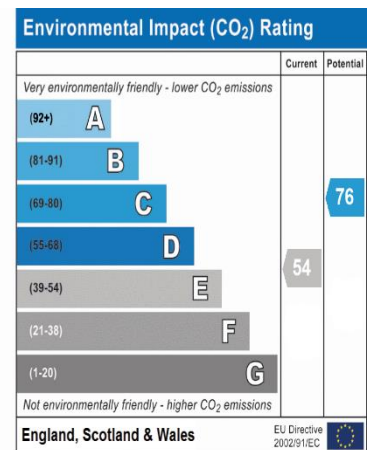
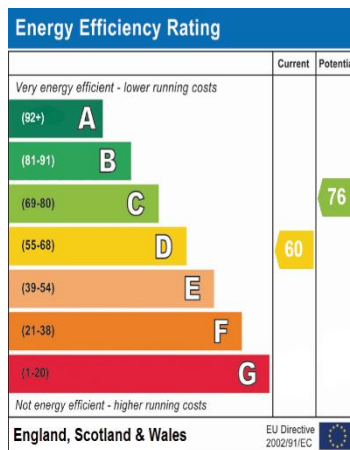


Illustration For Identification Purposes Only. Not To Scale (ID:1077318 / Ref:87927)



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.

