



**PRIMROSE PROPERTIES**

**19 Shire Way  
Alloa, FK10 1NQ**



## **OFFERS OVER £79,000**

Ground floor flat situated within the popular town of Alloa.

The property comprises: entrance hallway, lounge, fitted kitchen two bedrooms and family bathroom. The property is heated by an electric heating system and is double glazed throughout. Further benefiting the property is a private front and rear garden area. A drive to the front of the property provides parking for one vehicle.

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](mailto:sales@primrose-properties.co.uk)  
[www.primrose-properties.co.uk](http://www.primrose-properties.co.uk)







## PRIMROSE PROPERTIES

**19 Shire Way  
Alloa, FK10 1NQ**

### **Entrance Hallway** 13' 5" x 3' 0" (4.09m x 0.91m)

Entrance hallway with wood effect laminate flooring and standard light fitment. Built-in storage cupboard with shelves, built-in storage housing the hot water tank and one under stairs storage cupboard housing the electrics. Access to two bedrooms, bathroom and lounge.

### **Lounge** 14' 4" x 10' 1" (4.37m x 3.07m)

Lounge with wood effect laminate flooring and modern wall mounted electric heater. Large double glazed window to the front of the property. Access through to the kitchen.

### **Kitchen** 8' 6" x 8' 2" (2.59m x 2.49m)

Kitchen fully fitted with wood effect wall and base units. Cream speckled worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric hob with built-in electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine, tumble dryer and free standing upright fridge/freezer. Wood effect laminate flooring and standard light fitment. Double glazed window looking out to the rear garden area.

### **Bedroom 1** 11' 2" x 8' 9" (3.40m x 2.66m)

Double bedroom with wood effect laminate flooring, standard light fitment and wall mounted electric panel heater. Built-in fitted double wardrobe with mirror sliding doors. Double glazed window overlooking the front of the property.

### **Bedroom 2** 9' 7" x 6' 5" (2.92m x 1.95m)

Second bedroom with wood effect laminate flooring and standard light fitment. Double glazed window to the rear of the property.

### **Bathroom** 8' 5" x 4' 7" (2.56m x 1.40m)

Family bathroom with wet wall panelling comprising of a white w.c., sink and bath with wall mounted electric shower and shower screen. Wood effect laminate flooring, standard light fitment. wall mounted mirror vanity unit and chrome accessories. Opaque double glazed window to the rear of the property.

### **Heating and Glazing**

The property is heated by an electric heating system and is double glazed throughout.

### **Gardens**

The property has a private front garden mainly laid to lawn with one small tree and a rear garden area which has a rotary dryer a chipped area and garden shed.

### **Parking**

A slabbed parking area to the front provides off street parking.

### **Extras Included**

Included in the sale of the property are all light fitments, vertical blinds, floor coverings, integrated kitchen appliances, automatic washing machine, tumble dryer, fridge/freezer, bathroom fitments and the garden shed.







Approximate Gross Internal Area  
51.8 sq m / 558 sq ft

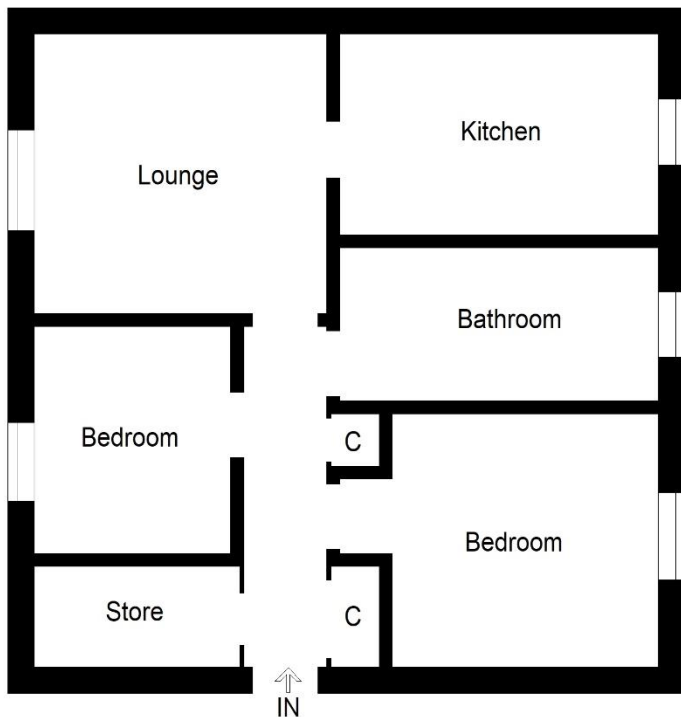


Illustration For Identification Purposes Only.  
Not To Scale (ID1057249 / Ref:87375)



**Viewings**

By appointment through Primrose Properties

**01259 222950**

[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

**Opening Hours**

Mon – Fri 9am-5pm

Sat 9:30am-1pm

