



# County Estates

*A personal approach to home buying, selling and property rentals.*

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## **1 NORTH STREET ALLOA**



**FIXED PRICE £122,000**

Rarely available, a Traditional upper conversion with period features offering spacious accommodation throughout, set in popular locale within the town of Alloa.

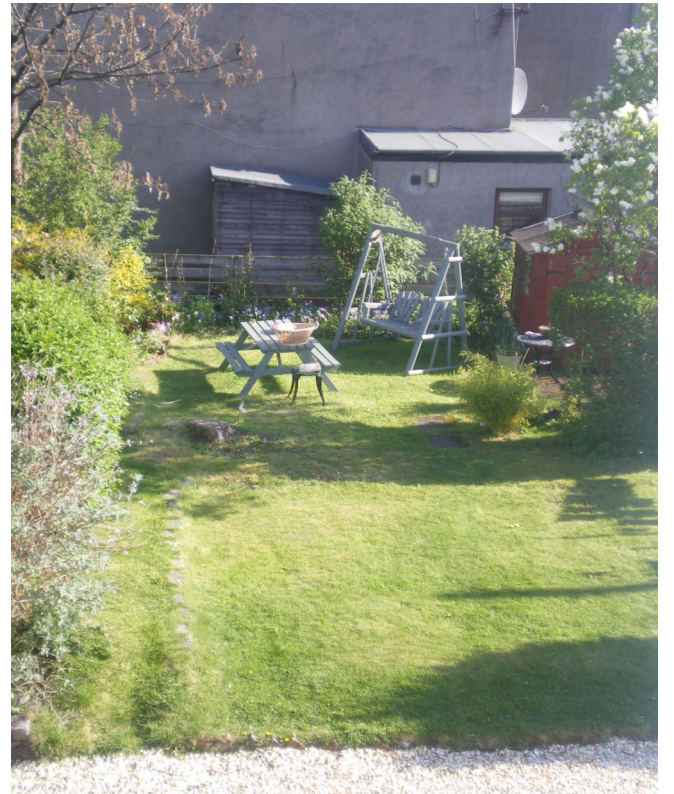
Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including a Post Office, banks, supermarkets, a variety of High street shops and health centre. There are a wide selection of leisure facilities such as parks, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools. Newly re-opened rail network linked to Glasgow and Edinburgh via Stirling. Alloa provides easy access throughout the Central belt for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

The property comprises of an entrance hallway, family bathroom, modern fitted kitchen, utility area, spacious lounge and two double bedrooms. The property also benefits from a private rear garden and off street parking.

REGISTERED IN SCOTLAND NO. SC 196841

Please  
reply to

- County Estates (Scotland) Ltd 16/18 Mar Street Alloa Clackmannanshire FK10 1HRTel 01259 219800 Fax 01259 217854
- County Estates (Scotland) Ltd 58 & 62 Stirling Street Alva Clackmannanshire FK12 5EATel 01259 762666 Fax 01259 763555



## **ENTRANCE**

Access can be gained via a brown hardwood door with opaque glass panel. Leading to:

## **ENTRANCE HALLWAY 28' 3" x 8' 9" (approx.)**

Entrance hallway with three standard light fittings. Two single radiators, sizeable shelved storage cupboard and telephone point.

## **LOUNGE 15' 11" x 13' 7" (approx.)**

Spacious lounge with original cornicing, standard light fitment, two double power points and two single power points. Gas fire with marble hearth, single radiator and TV point. Two double glazed windows, one overlooking the front of the property and one overlooking the side.

## **DINING KITCHEN 15' 10" x 11' 11" (approx.)**

Modern fitted dining kitchen with a full range of wall and base units and contrasting work surfaces. Range style cooker with double electric oven and gas hob. Two four tier chrome light fittings, splashback tiling, ample power points and one single radiator. Laminate flooring and one double glazed window to the front of the property.

## **UTILITY AREA 7' 9" x 6' 8" (approx.)**

Utility area with a range of wall and base units, contrasting work top surfaces and feature Belfast sink. Space and plumbing for washing machine, dishwasher and space to accommodate and upright fridge freezer. Three tier spot light fitment, splashback tiling and tiled flooring. One double glazed window to the side of the property.

## **MASTER BEDROOM 12' 7" x 10' 3" (approx.)**

Master bedroom with coving, standard light fitment, one single radiator, two double power points and one single power point. Double glazed window overlooking the side of the property.

## **BEDROOM 2 13' 0" x 6' 3" (approx.)**

Second double bedroom with standard light fitment, single radiator and two double power points. Double glazed window overlooking the front of the property.

## **FAMILY BATHROOM 6'11" x 6' 11" (approx.)**

Contemporary fully tiled family bathroom comprising of a white, w.c., wash hand basin and bath with overhead power shower. Standard light fitment, wall mounted chrome radiator and chrome accessories. Storage cupboard with vanity unit under the sink. Opaque double glazed window to the rear of the property.

## **GLAZING**

The property is double glazed throughout.

## **HEATING**

The property benefits from gas central heating.

## **SHARED DRIVEWAY**

There is off street parking to the rear of the building

## **EXTRAS**

Included in the sale of the property are, carpets and floor coverings, curtains, blinds and curtain poles. Range cooker, washing machine, fridge freezer, dishwasher and bathroom accessories.

## GARDENS

Private large rear garden which is easily maintained being mainly laid to lawn with a selection of trees and shrubs. There is a wooden garden shed.

## HOME REPORT

To view the home report for this property contact [admin@county-estates.net](mailto:admin@county-estates.net)

## VIEWINGS

To view this property please contact the selling agents on 01259 219800.

Opening Hours	Mon	9.00am -	6.00pm
	Tue-Thurs	9.00am -	5.30pm
	Fri	9.00am -	5.00pm
	Sat	10.00am -	1.00pm

## TRAVEL DIRECTIONS

On leaving Alloa from the Marshill roundabout, take the A907 signposted for Stirling. Pass the Town Hall on the right hand side and take the third exit off the Ludgate roundabout. Keeping in the right hand lane follow the road round directly half way round the one way system, take the second exit on the right into North Street, No.1 is located on the right hand side. The property is clearly signposted

**Your home may be repossessed if you do not keep up repayments on a mortgage or other loan secured on it.**

Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or part thereof and all dimensions are approximate.

