



**PRIMROSE PROPERTIES**

**32 Norwood Avenue**  
Alloa, FK10 2BY



## **OFFERS OVER £149,950**

Well maintained semi-detached villa set within the popular town of Alloa.

The property comprises: entrance porch, lounge, dining room, 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 large fully enclosed front and rear garden. A large driveway with wooden garage provides off street parking for several vehicles.

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





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**Entrance Porch** 5' 2" x 3' 6" (1.57m x 1.07m)

Entrance porch with Parquet flooring and standard light fitment. Leaf patterned double glazed window to the front of the property. Access to lower hallway.

**Lower hallway** 4' 2" x 3' 6" (1.27m x 1.07m)

Lower hallway with carpeted flooring, standard light fitment and one single radiator. Access to lounge and stairs to upper level.

**Lounge** 16' 1" x 12' 1" (4.90m x 3.68m)

Bright spacious lounge with carpeted flooring, standard light fitment and large double radiator. Brick feature fireplace. Double glazed window overlooking the front of the property. Access through to dining room.

**Dining Room** 15' 5" x 7' 3" (4.70m x 2.21m)

Dining room with carpeted flooring, standard light fitment and large double radiator. Walk-in storage cupboard housing the gas boiler and electrics. Double glazed window overlooking the rear garden. Access to kitchen and lounge.

**Kitchen** 17' 5" x 10' 7" (5.30m x 3.22m)

Kitchen fully fitted with grey coloured wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Free standing gas cooker with extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Beach wood effect laminate flooring, strip lighting and large double radiator. Double glazed windows to the side and front of the property. A white UPVC door gives access out to the front, side and rear of the property.

**Bedroom 1** 12' 4" x 12' 3" (3.76m x 3.73m)

Master bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in wardrobe with sliding panel doors. Built-in storage cupboard. Double glazed window to the front of the property.

**Bedroom 2** 11' 3" x 10' 2" (3.43m x 3.10m)

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

**Family Bathroom** 7' 9" x 5' 0" (2.36m x 1.52m)

Family shower room fully tiled comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower off the gas mains. Vinyl flooring, three-tier spotlight light fitment and white wall mounted heated towel rail. Opaque double glazed window to the side of the property.

**Upper Hallway**

Upper hallway with carpeted flooring and standard light fitment. Double glazed window to the side of the property. Access to the two double bedrooms, family shower room and attic.

**Heating and Glazing**

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

**Gardens**

The front garden has an area laid with chips and border of some small plants/bushes. From the kitchen is a slabbed patio area. A large chipped area to front and side of the property leading to a wooden garage provides off street parking for several vehicles. To the rear of the property is a large garden enclosed by a brick wall and wooden fence and is mainly laid with chips for easy maintenance..

**Parking/Driveway**

A large chipped driveway and wooden garage provide parking for several vehicles.





Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft

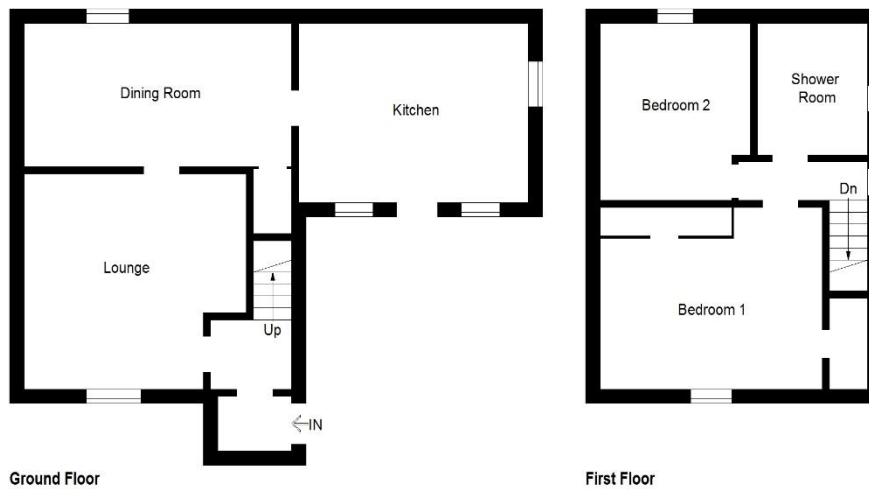


Illustration For Identification Purposes Only. Not To Scale (ID:1042753 / Ref:87023)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>66</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>61</b>	<b>80</b>

**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

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.

