



PRIMROSE PROPERTIES

93 Mary Stevenson Drive
Alloa, FK10 2BQ



OFFERS OVER £179,950

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

The property comprises: entrance porch, cloakroom, lounge, kitchen/dining room, three double bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. A driveway to the side provides off street parking.

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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Entrance Porch 6' 6" x 3' 2" (1.98m x 0.96m)

Entrance porch with wood effect laminate flooring, feature light fitment and one single radiator. Access to cloakroom and lounge.

Lounge 16' 11" x 15' 7" (5.15m x 4.75m)

Spacious lounge with wood effect laminate flooring, standard light fitment and one double radiator. Three panel double glazed window to the front of the property. Access to kitchen/dining room and stairs to upper level.

Kitchen/dining room 15' 7" x 8' 5" (4.75m x 2.56m)

Kitchen/dining room fully fitted with white wall and base units. Granite effect worktops incorporating a stainless steel one and a half bowl sink with drainer and mixer tap. Integrated five ring stainless steel hob with extractor hood above. Space and plumbing for an automatic washing machine, dishwasher and upright fridge/freezer. Grey wood effect laminate flooring, two feature light fitments and one single radiator. Space for table and chairs. Under stairs storage cupboard. Two panel double glazed window to the rear of the property. Access out to the rear garden.

Upper Hallway

Upper hallway with carpeted flooring and feature light fitment. Built-in storage cupboard. Small double glazed window to the side of the property. Access to three bedrooms, family bathroom and attic.

Master Bedroom 12' 9" x 8' 7" (3.88m x 2.61m)

Master bedroom with grey wood effect laminate flooring, standard light fitment and one single radiator. Space for free standing bedroom furniture. Three panel double glazed window to the front of the property.

Bedroom 2 9' 8" x 8' 2" (2.94m x 2.49m)

Second double bedroom with grey wood effect laminate flooring, Standard light fitment and one single radiator. Space for bedroom furniture. To panel double glazed window to the rear of the property.

Bedroom 3 7' 3" x 6' 6" (2.21m x 1.98m)

Third double bedroom with grey wood effect laminate flooring, standard light fitment and one single radiator. Built-in storage cupboard. Two panel double glazed window to the front of the property.

Family Bathroom 7' 1" x 6' 0" (2.16m x 1.83m)

Family bathroom with wet wall panels comprising of a white w.c., sink and bath with wall mounted shower off the gas mains. Black tile effect laminate flooring, four down lighter spotlight light fitments and chrome heated towel rail. Opaque double glazed window to the rear of the property.

Cloakroom 6' 5" x 2' 8" (1.95m x 0.81m)

Downstairs cloakroom painted with some wet wall splashback panels comprising of a white w.c., and sink. Black tile effect laminate flooring, two down lighter spotlight light fitments and chrome heated towel rail. Opaque double glazed window to the front of the property.

Heating and Glazing

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

Gardens

The front garden is laid with artificial grass and has a slabbed path leading up to the front door entrance. To the side of the property is a driveway with off street parking. The rear garden is fully enclosed and has a drying area laid with artificial grass, a decked patio area, a slabbed patio area and large storage shed.

Extras Included

Included in the sale of the property are all floor coverings, carpets, curtain poles, blinds, light fitments, integrated kitchen appliances, bathroom fitments and garden storage shed.





Approximate Gross Internal Area = 76.3 sq m / 821 sq ft

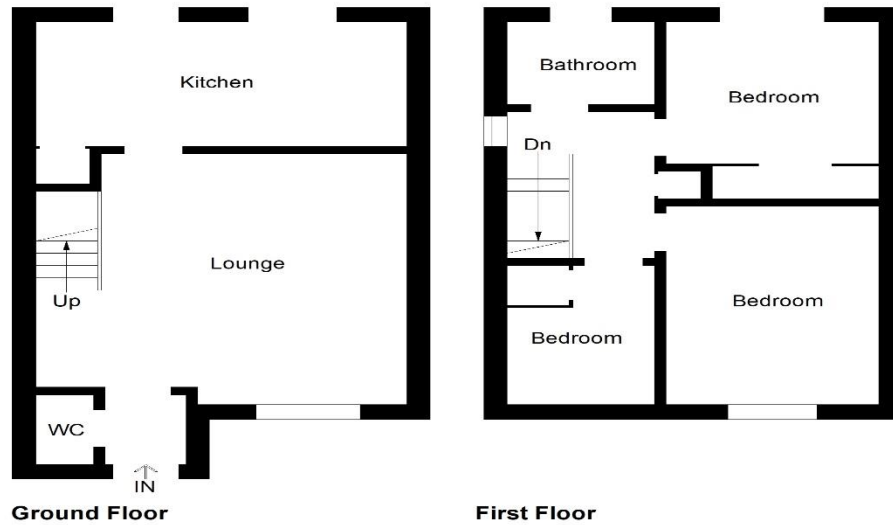


Illustration For Identification Purposes Only. Not To Scale (ID:1082138 / Ref:88042)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewings
 By appointment through Primrose Properties
 01259 222950
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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.

