



PRIMROSE PROPERTIES

15 Schawpark Avenue
Alloa, FK10 3LF



FIXED PRICE £89,500

Recently refurbished upper flat situated within the popular village of Sauchie.

The property comprises: entrance stairwell, hallway, lounge/dining room, modern fitted kitchen, two 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 side and rear garden. Allocated car parking space to the rear of the property.

Sauchie is a small village close to the town of Alloa. The main street has several local shops, a Post Office, restaurant, pub, library and larger supermarkets are available in nearby Alloa. Also in Sauchie is the Clackmannanshire Community Healthcare Centre which provides a wide range of outpatient services and GP practices. There are various nursery and primary schools. The Gartmorn Dam offers scenic nature walks and is also ideal for fishing, horse riding or cycling. There is also an 18-hole golf course, local football stadium and village hall. For commuting, bus routes service Sauchie into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

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Access

Access to the flat is from the side of the property.

Entrance stairwell

Entrance stairwell with new carpet flooring and standard light fitment. Double glazed window on stair landing overlooking the side of the property. A white door gives access into the upper flat.

Hallway 7' 1" x 6' 2" (2.16m x 1.88m)

Hallway with new carpet flooring, standard light fitment and one double radiator. Built-in storage cupboard. Access to kitchen, master bedroom, lounge/dining room and bathroom.

Lounge/Dining Room 15' 0" x 11' 5" (4.57m x 3.48m)

Bright spacious lounge/dining room with carpet flooring, standard light fitment and large double radiator. Alcove with built-in storage cupboard housing the electrics. Marble effect fireplace with gas fire. Two double glazed windows to the front of the property. Access to second bedroom.

Kitchen 11' 8" x 8' 9" (3.55m x 2.66m)

Modern kitchen fitted with white glossy wall and base units. Grey marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric induction hob with built-in electric oven below and stainless steel extractor hood above. Space for a fridge, freezer and space and plumbing for an automatic washing machine. Tile effect flooring, six down lighter spotlight light fitments and one large double radiator. Double glazed window to the front of the property.

Master bedroom 12' 7" x 11' 0" (3.83m x 3.35m)

Master bedroom with new carpet flooring, standard light fitment and one large double radiator. Two built-in storage cupboards and one double wardrobe with sliding panel doors. Double glazed window to the rear of the property.

Bedroom 2 12' 7" x 8' 6" (3.83m x 2.59m)

Second double bedroom with new carpet flooring, standard light fitment and one double radiator. Built-in storage cupboard with shelves. Space for free standing bedroom furniture. Double glazed window to the rear of the property.

Family Bathroom 6' 1" x 5' 7" (1.85m x 1.70m)

Family bathroom tiled and papered comprising of a white w.c., sink and bath with wall mounted shower of the gas mains. Vinyl tile effect flooring, two down lighter spotlight light fitments and one single radiator. Opaque double glazed window to the side of the property.

Heating and Glazing

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

Gardens

The property has a private side garden area laid with chips for easy maintenance. The private rear garden has a drying area laid to lawn and a garden shed. A wooden gate gives access out to the rear car parking area.

Parking


An allocated private car parking space is to the rear of the property.


Extras included

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(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		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(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
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.

