



PRIMROSE PROPERTIES

47 Colville Gardens
Alloa, FK10 1DU



OFFERS OVER £107,950

Well maintained upper flat situated within the popular town of Alloa.

The flat is within easy walking distance to the town centre and local train station.

The property comprises: secure entry door system, entrance hallway, lounge, fitted dining kitchen, two double bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. An allocated parking space to the front of the property provides off road 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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Access

Access to the flat is from the front of the building via a secure door entry system. Stairs in the entrance hallway give access up to the top floor flat which is situated on the right hand side.

Hallway 9' 4" x 4' 6" (2.84m x 1.37m) x7'4"

L shaped hallway with carpeted flooring, standard light fitment and one single radiator. Built-in storage cupboard housing the electrics.

Lounge 12' 4" x 12' 2" (3.76m x 3.71m)

Lounge with carpeted flooring, standard light fitment and two large single radiators.

Kitchen/Diner 13' 0" x 9' 3" (3.96m x 2.82m)

Dining kitchen fitted with light oak wood effect wall and base units. Contrasting worktops incorporating a white one and a half bowl composite sink with drainer and mixer tap. Integrated white gas hob with built-in electric oven below and white extractor hood above. Space and plumbing for an automatic washing machine and space for a fridge. Space for a dining table and chairs. Carpet tile flooring, standard light fitment and large single radiator. Double glazed window to the front of the building.

Master bedroom 14' 8" x 8' 8" (4.47m x 2.64m)

Master bedroom with carpeted flooring, standard light fitment and one single radiator. Built-in double wardrobe with mirror sliding doors. Double glazed window overlooking the rear of the property.

Bedroom 2 11' 0" x 9' 0" (3.35m x 2.74m)

Second double bedroom with carpeted flooring, standard light fitment and one single radiator. Space for bedroom furniture. Double glazed window to the rear of the property.

Family Bathroom 8' 5" x 5' 5" (2.56m x 1.65m)

Family bathroom tiled and painted comprising of a white w.c., sink and bath with shower off the mixer tap. Standard light fitment, extractor fan, wall mounted vanity unit and one small double radiator.

Heating and Glazing

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

Gardens

There is communal garden grounds to the rear and front of the property.

Parking

Allocated parking space to the front of the property.

Extras Included

All kitchen and lounge and bedroom furniture items in the property can be included in the sale.

Additional Information

A factor fee is payable for the maintenance/upkeep of the communal areas. Currently £90 pm Ross & Liddle

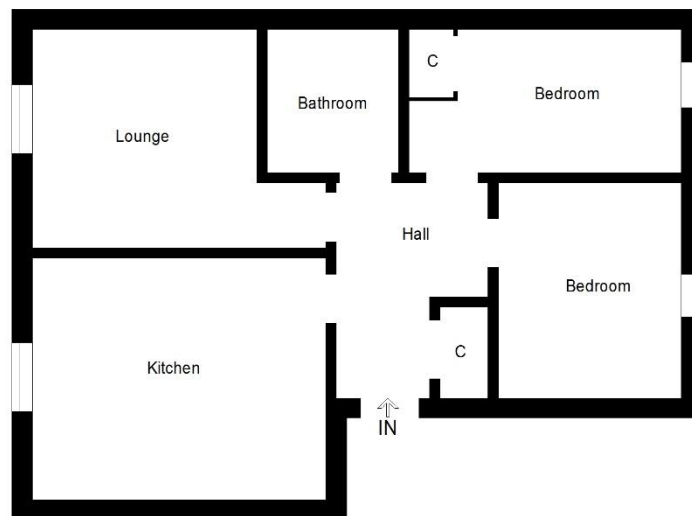
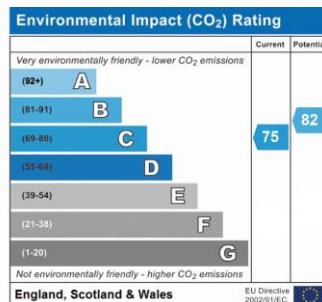
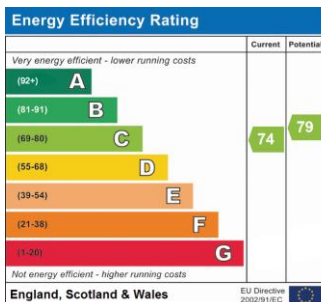


Illustration For Identification Purposes Only. Not To Scale (ID:1092644/ Ref:88351)



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.

