



PRIMROSE PROPERTIES

**54 Harbour Way
Alloa, FK10 1EN**



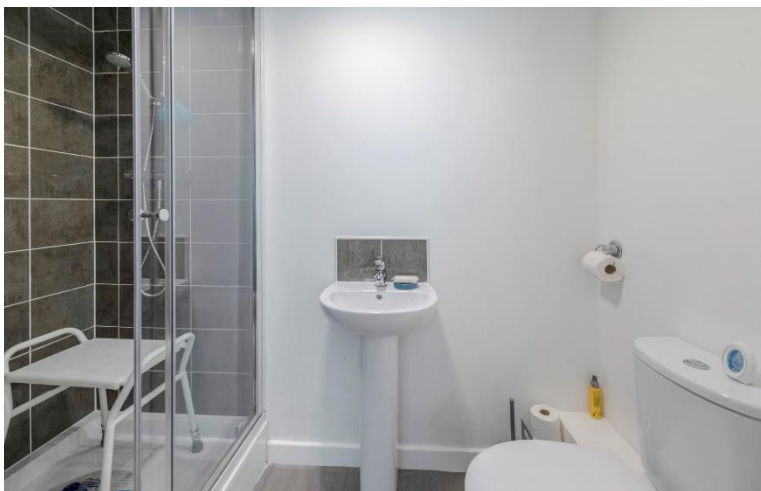
OFFERS OVER £149,950

Well maintained ground floor flat situated within the popular town of Alloa.

The property comprises: secure door entry system, entrance hallway, Inner hallway, lounge, modern fitted kitchen, two double bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Allocated parking space.

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 via a secure door entry system to the side of the building. A door to the right hand side gives access to the corridor leading to the ground floor flat which is situated on the right hand side.

Hallway 13' 9" x 3' 8" (4.19m x 1.12m)

Hallway with wood effect laminate flooring, feature light fitment and built-in storage cupboard housing the electrics. Access to all rooms.

Lounge 13' 6" x 12' 5" (4.11m x 3.78m)

Lounge fitted with wood effect laminate flooring, feature light fitment and two single radiators. One double glazed window to the side of the property. double glazed French doors looking out to the front and river Forth.

Kitchen 13' 6" x 8' 1" (4.11m x 2.46m)

Modern kitchen fully fitted with wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with built-in electric oven below and stainless steel extractor fan above. Integrated fridge/freezer, dishwasher and automatic washing machine. Wood effect vinyl cushion flooring and standard light fitment.

Master bedroom 16' 8" x 9' 3" (5.08m x 2.82m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Wall length built-in wardrobes with sliding panel doors. Double glazed window to the rear of the property. Access to en-suite.

En-suite 7' 4" x 3' 8" (2.23m x 1.12m)

En-suite tiled and painted comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower of the gas mains. Vinyl flooring, standard light fitment and one small single radiator. Access to Master bedroom.

Bedroom 2 13' 8" x 9' 3" (4.16m x 2.82m)

Second double bedroom with carpeted flooring, feature light fitment and large single radiator. Space for free standing bedroom units. Two double glazed windows to front of the property.

Family Bathroom 7' 3" x 6' 4" (2.21m x 1.93m)

Family bathroom tiled and painted comprising of a white w.c, sink and bath. Vinyl flooring, standard light fitments, extractor fan and one single radiator.

Parking

There is an allocated parking space to the front of the building.

Factor Fee

Factor fee £





Approximate Gross Internal Area = 69.6 sq m / 749 sq ft

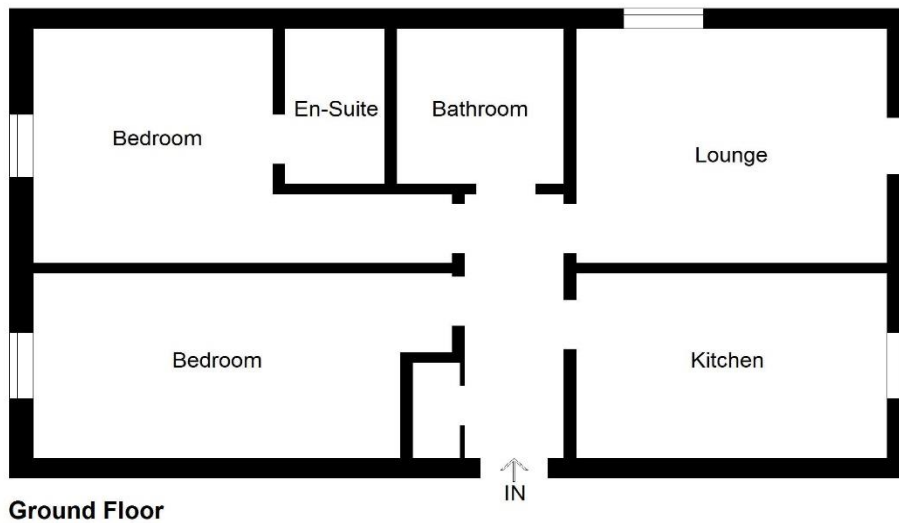


Illustration For Identification Purposes Only.
Not To Scale (ID:1092729 / Ref:88353)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 82 | 82 |
| | | 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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | 85 | 85 |
| | | 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.

