



PRIMROSE PROPERTIES

**7 Briar Road
Alloa, FK10 2HA**



OFFERS OVER £64,950

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

The property comprises: entrance stairwell, hallway, lounge, breakfasting kitchen, double bedroom 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 fully enclosed private rear garden. Residents parking available to the front of the property.

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 easily reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

18 Primrose Street , Alloa, FK10 1JG

Tel: 01259 222950 Email: sales@primrose-properties.co.uk

www.primrose-properties.co.uk





PRIMROSE PROPERTIES

**7 Briar Road
Alloa, FK10 2HA**

Access

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

Entrance stairwell

Entrance stairwell with carpeted flooring and one ceiling spotlight light fitment. Access to upper flat.

Hallway 7' 3" x 3' 1" (2.21m x 0.94m)

Hallway with carpeted flooring, ceiling spotlight light fitment and large storage cupboard. Access to lounge, bedroom and bathroom.

Lounge 15' 4" x 11' 7" (4.67m x 3.53m)

Lounge with carpeted flooring, feature light fitment and one double radiator. Fireplace suitable for a free standing electric fire. Large double glazed window to the front of the property. Access through to the kitchen.

Breakfasting Kitchen 11' 7" x 8' 1" (3.53m x 2.46m)

Breakfasting kitchen fully fitted with white 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 extractor hood above. Integrated fridge/freezer and space and plumbing for an automatic washing machine and tumble dryer. Grey wood effect laminate flooring, strip lighting and large single radiator. Space for small table and chairs. Double glazed window overlooking the rear of the property.

Bedroom 13' 2" x 11' 3" (4.01m x 3.43m)

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

Family Bathroom 7' 1" x 5' 0" (2.16m x 1.52m)

Family bathroom tiled and papered comprising of a white w.c., sink and bath. Laminate flooring, standard light fitment 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

There is a large chipped area to the side of the property with a circular slabbed patio. A path leads to the fully enclosed private rear garden which has a chipped patio area, drying area, raised flower bed and garden shed.

Parking

On street parking is available to the front of the property.

Extras Included

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



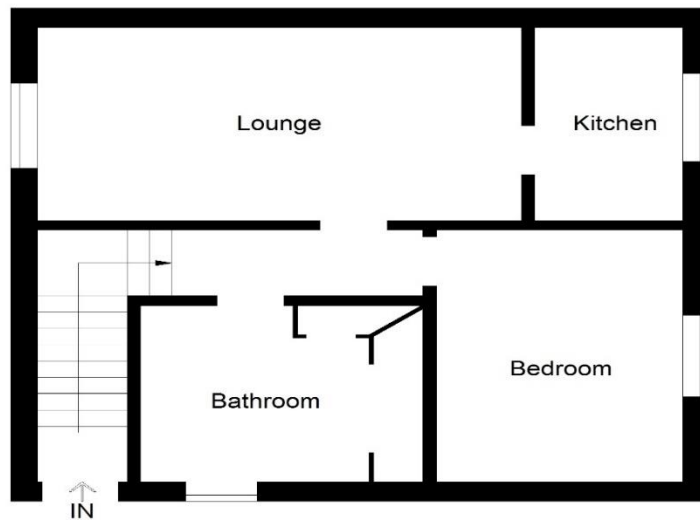


PRIMROSE PROPERTIES

**7 Briar Road
Alloa, FK10 2HA**

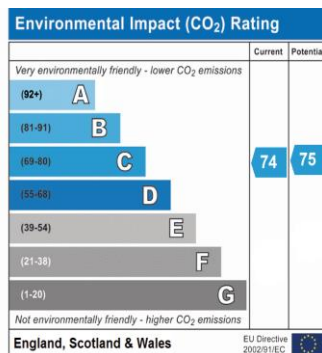
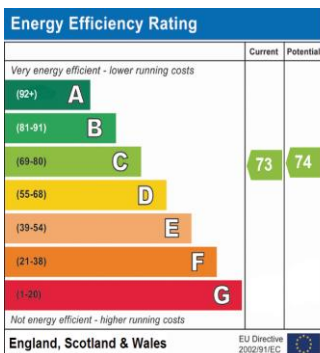


Approximate Gross Internal Area
50.0 sq m / 538 sq ft



First Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1104322 / Ref: 88649)



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.

