



PRIMROSE PROPERTIES

**66 Alloa Road
Clackmannan, FK10 4HD**



OFFERS OVER £169,000

Well maintained traditional upper floor apartment situated within the popular village of Clackmannan.

The property comprises: Entrance porch, hallway, spacious lounge, open plan kitchen/dining room, three double bedrooms with master en-suite and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. The property also benefits from a private front and rear door. Further benefiting the property is a private rear garden, driveway and double garage.

Clackmannan is a small village which offers a variety of local shops, health centre, nursery and primary school. Nearby Alloa offers larger supermarkets and wide range of educational facilities secondary schools and the recently refurbished college. Stirling University can be easy reached with a direct bus. For commuting, bus routes service Clackmannan 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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Entrance Porch 6' 1" x 7' 9" (1.85m x 2.36m)

Entrance porch with wood effect laminate flooring and feature light fitment.. Access to under stairs storage room and entrance hallway.

Under stairs storage room 6' 9" x 5' 6" (2.06m x 1.68m)

Under stairs storage room with standard light fitment, single radiator, laminate flooring and storage cupboard housing the electrics. Two panel leaf patterned window to the front of the property.

Entrance Hall 8' 6" x 4' 5" (2.59m x 1.35m)

Entrance hall with wood effect laminate flooring, standard light fitment and one double radiator. Access to stairs to upper floor apartment.

Upper Hallway 21' 7" x 6' 8" (6.57m x 2.03m)

Upper hallway with wood effect laminate flooring, feature light fitment and one double radiator. Access to all rooms.

Lounge 20' 7" x 13' 4" (6.27m x 4.06m)

Bright spacious lounge with carpeted flooring, down lighter spotlight light fitments and one double radiator. Fireplace with coal fire. Large three panel double glazed window overlooking the front of the property with views of Ochil hills.

Kitchen/dining room 23' 4" x 11' 4" (7.11m x 3.45m)

Open plan kitchen/dining room fitted with wall and base units. Black Marble effect worktops incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Electric cooker with stainless steel extractor hood above. Space and plumbing for an automatic washing machine, tumble dryer and fridge/freezer. Space for a dining table and chairs. Vinyl and wood laminate flooring, circular light fitment, feature light fitment and one single radiator. Double glazed window to the rear from the kitchen area and large three panel double glazed window to the rear in the dining area. A UPVC door from the kitchen area gives access out to the rear of the property and rear garden.

Master bedroom 17' 8" x 15' 2" (5.38m x 4.62m)

Master bedroom with carpeted flooring, standard light fitment and two single radiators. Built-in storage cupboard and space for free standing bedroom furniture. Large double glazed window to the front of the property. Access to en-suite.

En-suite 7' 9" x 4' 1" (2.36m x 1.24m)

En-suite with wet wall panels comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower off the gas mains. Grey wood effect laminate flooring, circular dome light fitment and chrome heated towel rail.

Bedroom 2 12' 3" x 11' 3" (3.73m x 3.43m)

Second double bedroom with carpeted flooring, feature light fitment and large single radiator. Built-in storage space and space for free standing bedroom furniture. Three panel double glazed window to the rear of the property.

Bedroom 3 17' 5" x 7' 7" (5.30m x 2.31m)

Third double bedroom with carpeted flooring, feature light fitment and one single radiator. Space for bedroom furniture. Two panel double glazed window to the front of the property.

Family Bathroom 8' 7" x 7' 4" (2.61m x 2.23m)

Family bathroom fully tiled comprising of a white w.c., sink and bath with wall mounted electric shower. Grey wood effect laminate flooring, circular dome light fitment and chrome heated towel rail. Leaf patterned double glazed window to the rear of the property.

Heating and Glazing

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

Gardens

To the rear of the property is a fully enclosed private rear garden mainly laid to lawn with summer house.

Driveway and Garage

There is a chipped driveway which leads to the single garage at the rear of the property.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, electric cooker, bathroom fitments and the summerhouse.





Approximate Gross Internal Area = 135.5 sq m / 1459 sq ft

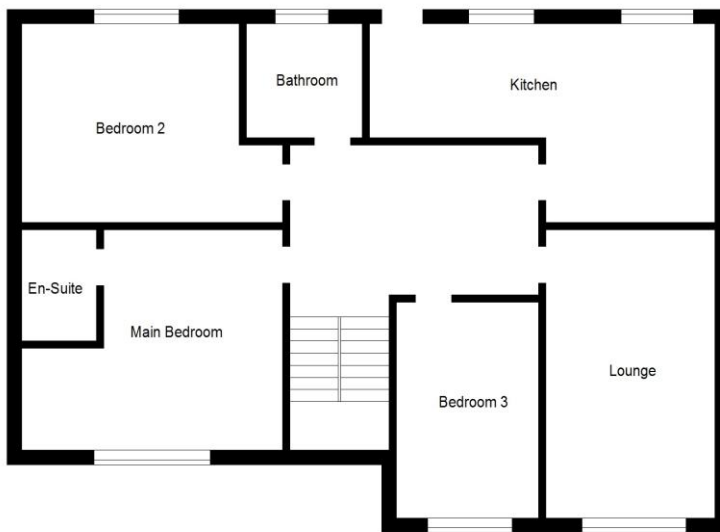




Illustration For Identification Purposes Only. Not To Scale (ID1107418 / Ref:88755)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(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		
(55-68)	D	59	64
(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.

