



PRIMROSE PROPERTIES

101 East Stirling Street
Alva, FK12 5HB



OFFERS OVER £69,995

Traditional ground floor flat situated within the popular village of Alva.

The property comprises: secure entry door system, entrance access hall, lounge, fitted kitchen, double bedroom and bathroom. The property is heated by a gas central heating system and is double glazed throughout. Further benefiting the property is a private rear garden area laid to lawn

Alva is a picturesque village set at the foot of the Ochil Hills and situated between the villages of Tillicoultry and Menstrie. There are a variety of local shops, Post Office, medical centre, cafes, pubs and restaurants. Alva has a nursery, primary and secondary school as well as the regular bus route into Stirling University. There are two parks, one which hosts the annual Alva Games, a 9-hole golf course, a local town hall and Alva Glen for scenic walks up the Ochil Hills. For commuting, bus routes service Alva into Alloa and Stirling, also nearby major motorways and the train station in Alloa or Stirling provide links into Glasgow, Edinburgh and Perth.

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Access

Access to the flat is via a secure door entry system at the front of the property. The flat is situated to the left hand side.

Hallway 5' 9" x 5' 3" (1.75m x 1.60m)

Hallway with carpeted flooring, standard light fitment and large single radiator. Built-in storage cupboard. Access to all rooms.

Lounge 12' 4" x 1' 5" (3.76m x 0.43m)

Lounge with carpeted flooring, standard light fitment and one double radiator. Fireplace with electric fire. Built-in storage cupboard housing the electrics. Double glazed window to the front of the property.

Kitchen/Breakfast Room 10' 1" x 6' 6" (3.07m x 1.98m)

Breakfasting kitchen fully fitted with white glossy wall and base units. Grey speckled worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric hob with built-in electric oven below and built-in extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Vinyl flooring, standard light fitment and one double radiator. Space for a small table and chairs. Double glazed window to the rear of the property.

Bedroom 12' 6" x 9' 6" (3.81m x 2.89m)

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

Shower Room 6' 6" x 5' 4" (1.98m x 1.62m)

Bathroom with wet wall panels comprising of a white w.c., sink and large walk-in shower cubicle with wall mounted shower off the gas mains. Vinyl flooring, four down lighter spotlight light fitments and chrome heated towel rail. 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 double glazed throughout.

Gardens

To the rear of the property is a private garden area laid to lawn with two small trees.

Extras Included

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





Approximate Gross Internal Area = 36.8 sq m / 396 sq ft

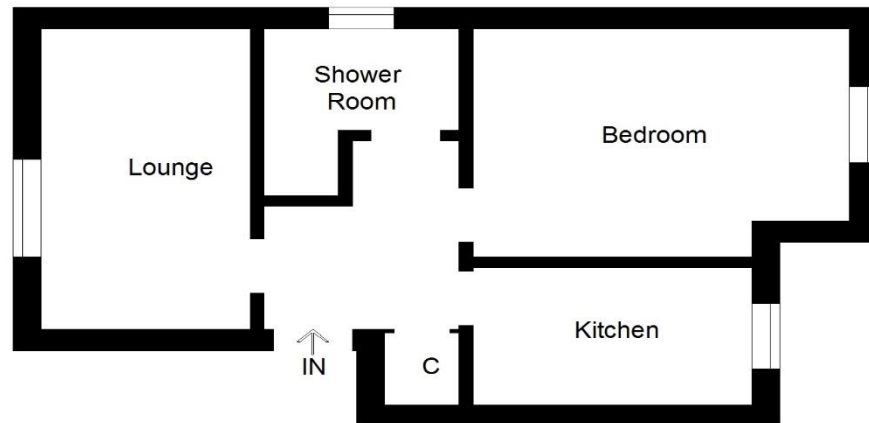


Illustration For Identification Purposes Only.
Not To Scale (ID:1134802 / Ref:89442)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(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	67	80
(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.

