



PRIMROSE PROPERTIES

25 Colville Gardens
Alloa, FK10 1DU



OFFERS OVER £114,950

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

The property comprises secure entry door system, entrance hallway, hallway, lounge, modern fitted kitchen, two double bedrooms and family shower room. The property is heated by a gas central heating system and is fully double glazed throughout. Communal garden grounds. Allocated parking space and residents 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 easily 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 property is from the front of the building via a secure door entry system. The flat is situated on the ground floor to the left hand side.

Hallway 9' 6" x 4' 6" (2.89m x 1.37m) plus 7' 4" x 3' 3"

L shaped entrance hallway with carpeted flooring, standard light fitment and one single radiator. Built-in storage cupboard with shelves housing the electrics. Access to all rooms.

Lounge 11' 2" x 12' 3" (3.40m x 3.73m)

Lounge with carpeted flooring, standard light fitment and large single radiator. Two double glazed windows overlooking the front of the property.

Kitchen 13' 11" x 6' 8" (4.24m x 2.03m)

Modern kitchen fully fitted with glossy wall and base units. Black speckled worktop incorporating a black composite sink with drainer and mixer tap. Integrated stainless steel gas hob with built-in electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Vinyl flooring, feature spotlight light fitment and large single radiator. Double glazed window to the front of the property.

Master Bedroom 14' 6" x 8' 7" (4.42m x 2.61m)

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

Bedroom 2 10' 9" x 9' 0" (3.27m x 2.74m)

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

Family Shower Room 9' 0" x 5' 5" (2.74m x 1.65m)

Family shower room with wet wall panelling and part painted comprising of a white w.c., sink with fitted storage unit and large walk-in shower cubicle with power rain shower off the gas mains. Wood effect click vinyl flooring, four down lighter spotlight light fitments and extractor fan.

Heating and Glazing

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

Gardens

Communal garden grounds to front and side of the building.

Parking

Allocated parking space and visitors parking to the front of the property.

Extras Included

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

Negotiable Items

Negotiable items include the American style fridge/freezer.



Approximate Gross Internal Area
58.1 sq m / 625 sq ft

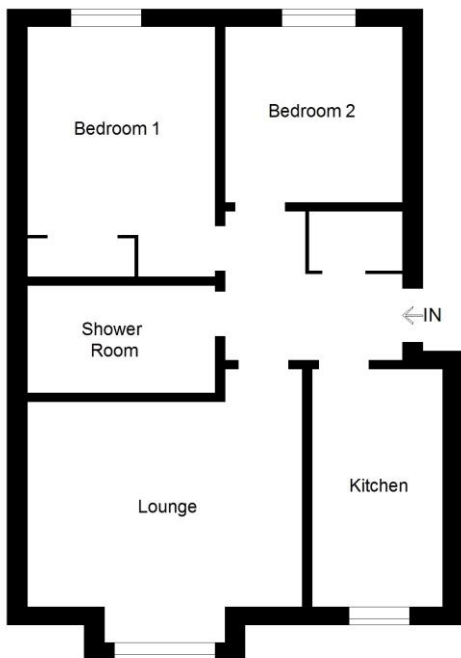


Illustration For Identification Purposes Only.
Not To Scale (ID:1159506 / Ref:89814)

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		76	77
		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		77	79
		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.

