



PRIMROSE PROPERTIES

18 Ashley Terrace
Alloa, FK10 2BA



OFFERS OVER £244,950

Well maintained traditional semi-detached villa set within the popular town of Alloa.

The property comprises: entrance vestibule, hallway, spacious lounge, open plan kitchen/dining room, large utility room, downstairs cloakroom, three bedrooms 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 private front and fully enclosed private rear garden with summerhouse. 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 easy 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





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Vestibule 4' 6" x 3' 4" (1.37m x 1.02m)

Entrance vestibule with original Mosaic flooring. Built-in storage cupboard with hanging rail. Access to hallway.

Hallway 13' 4" x 4' 4" (4.06m x 1.32m)

hallway with wood effect laminate flooring, standard light fitment and one double radiator. Access to lounge, kitchen/dining room, w.c. and stairs to upper level.

Lounge 13' 4" x 12' 8" (4.06m x 3.86m)

Spacious lounge with original ceiling rose and cornice. Carpeted flooring, standard light fitment and large double radiator. Feature fireplace with gas fire. Built-in alcove with shelves. Large bay window to the front of the property.

Kitchen Area 13' 7" x 11' 8" (4.14m x 3.55m)

Modern kitchen fully fitted with wall and base units. White speckled worktops incorporating a white ceramic one and a half bowl sink with drainer and mixer tap. Breakfast island with fitted base storage units. Integrated five ring gas hob with stainless steel extractor hood above. Built-in double electric oven. Integrated dishwasher and space for free standing American style fridge freezer. Wooden flooring and feature light fitment. Double glazed window to the rear of the property. Open plan to dining area.

Dining area 9' 8" x 8' 0" (2.94m x 2.44m)

Dining area with wooden flooring, feature light fitment and one double radiator. Built-in storage cupboard housing the gas boiler. Open plan to kitchen. Access to utility room.

Utility room 11' 3" x 9' 9" (3.43m x 2.97m)

Utility room fitted with wall and base units. Contrasting worktops incorporating a black composite one and a half bowl sink with drainer and mixer power tap. Space and plumbing for an automatic washing machine and tumble dryer. Laminate flooring, six down lighter spotlight light fitments and modern wall mounted panel radiator. Three panel double glazed window to the rear of the property. A white upvc door gives access out to the side and rear garden.

Downstairs W.C 4' 2" x 2' 5" (1.27m x 0.74m)

Downstairs w.c. comprising of a white w.c. and sink. Grey laminate flooring and standard light fitment. Built-in storage cupboard housing the electrics. Opaque double glazed window to the side of the property.

Upper Hallway

Upper hallway with wood effect laminate flooring and standard light fitment. Velux window. Access to three bedrooms and family bathroom.

Master Bedroom 12' 9" x 12' 1" (3.88m x 3.68m)

Master 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

Bedroom 2 13' 5" x 11' 7" (4.09m x 3.53m)

Second double bedroom with carpeted flooring, five down lighter spotlight light fitments and one double radiator. Space for free standing bedroom furniture. Two panel double glazed window to the front of the property.

Bedroom 3 8' 3" x 7' 5" (2.51m x 2.26m)

Single bedroom with carpeted flooring, wall mounted light fitment and one double radiator. Small double glazed window to the front of the property.

Heating and Glazing

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

Gardens

The property has a private front side and rear garden. The front garden is enclosed with pathway leading up to the front door entrance. To the side of the property is a tarred area with a wooden gate which gives access to the rear garden. The rear garden is fully enclosed with a drying area laid with artificial grass, slabbed patio area and a summerhouse with power, light and bar.

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, carpets, light fitments, blinds, curtain poles, integrated kitchen appliances, American style fridge /freezer, bathroom fitments and summer house.

Negotiable Items

Negotiable items included the automatic washing machine and tumble dryer.



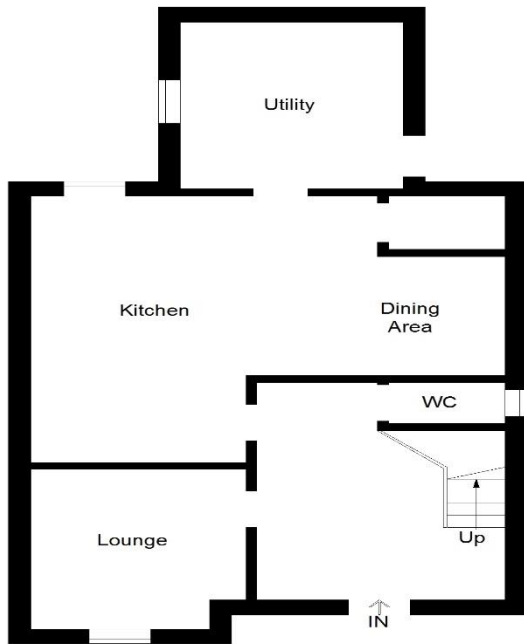


PRIMROSE PROPERTIES

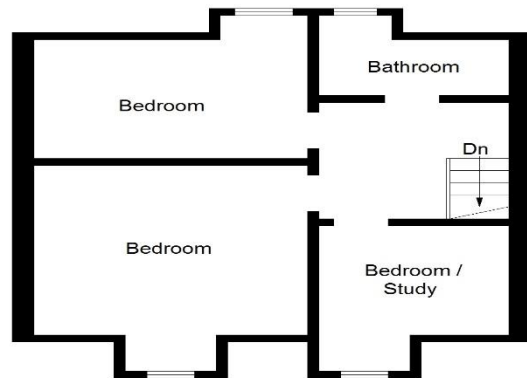
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Approximate Gross Internal Area = 109.4 sq m / 1178 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1160006 / Ref:89828)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
EU Directive	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92+) A	81
(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	
56	
EU Directive	

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.

