



PRIMROSE PROPERTIES

**17 Downs Crescent
Alloa, FK10 1NX**



OFFERS OVER £159,995

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

The property comprises: entrance hallway, lounge, kitchen, two bedrooms and family shower room. 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 large rear garden. A driveway to the side of the property leading to a large wooden garage provides off street 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 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





PRIMROSE PROPERTIES

**17 Downs Crescent
Alloa, FK10 1NX**

Access

Access to the property is from the side of the building via a brown door.

Entrance Hallway 8' 8" x 3' 8" (2.64m x 1.12m)

Entrance hallway with carpeted flooring and two down lighter spotlight light fittings. Built-in storage cupboard and small cupboard housing the electrics. Access to lounge, two bedrooms and shower room.

Lounge 15' 0" x 10' 0" (4.57m x 3.05m)

Lounge with carpeted flooring, standard light fitment and one large double radiator. Double glazed window to the front of the property. Access through to the kitchen.

Kitchen 9' 1" x 7' 4" (2.77m x 2.23m)

Modern kitchen fitted with grey glossy wall and base units. Black marble effect worktops incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with stainless steel extractor hood above. Built-in electric oven. Space for an upright fridge/freezer and washing machine. Grey wood effect laminate flooring, tiled walls and four-tier spotlight light fitment. Double glazed window to the front of the property.

Master Bedroom 10' 0" x 10' 0" (3.05m x 3.05m)

Master bedroom with carpeted flooring, standard light fitment and modern wall mounted radiator. Built-in double wardrobe with sliding panel doors. Double glazed French doors give access out to the rear garden.

Bedroom 2 10' 2" x 7' 5" (3.10m x 2.26m)

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

Family Shower Room 6' 2" x 5' 5" (1.88m x 1.65m)

Family shower room fully tiled comprising of a white w.c., sink and walk-in corner shower cubicle with wall mounted shower off the gas mains. Tiled flooring, down lighter light fittings 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 fully double glazed throughout. Solar Panels.

Gardens

To the front is a private garden laid with chips for easy maintenance. To the rear is a large private garden with wooden garage. A large driveway to the side provides off street parking.

Driveway and Parking

A large mono block driveway to the side leading to a wooden garage provides off street parking.

Extras Included

Included in the sale of the property are all floor coverings, carpets, curtain poles, blinds, light fittings, integrated kitchen appliances(excluding the washing machine) fridge/freezer and bathroom fittings.



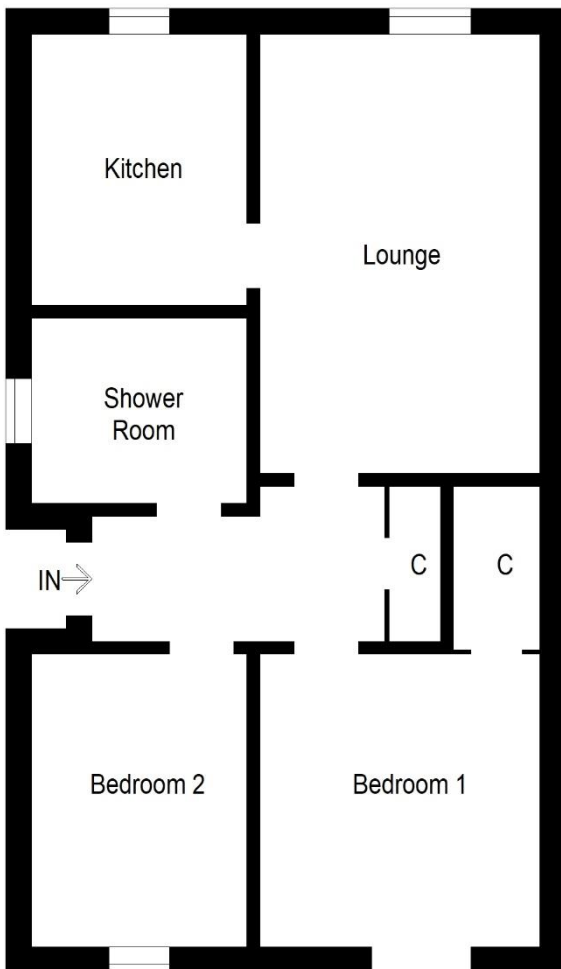


Illustration For Identification Purposes Only.
Not To Scale (ID:1171121 / Ref:90048)

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		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		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

