



PRIMROSE PROPERTIES

**41 Old Brewery Lane
Alloa, FK10 3GL**



OFFERS OVER £106,950

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

The property comprises: secure door entry system, hallway, lounge/dining area, modern fitted kitchen, double bedroom with en-suite and cloakroom. The property is heated with a gas central heating system and is fully double glazed throughout. Residents parking available to the front and rear 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.

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Access

Access to the property is available to the front and rear of the building via a secure door entry system. The flat is situated on the ground floor.

Hallway 10' 9" x 7' 3" (3.27m x 2.21m)

Hallway with carpeted flooring, circular dome light fitment and large single radiator. Two built-in storage cupboards one housing the electrics. Access to lounge/dining room, kitchen, bedroom with en-suite and cloakroom.

Lounge/dining Room 16' 6" x 13' 7" (5.03m x 4.14m)

Lounge/dining room with wood effect laminate flooring, feature light fitment and two double radiators. Large double glazed window looking out to the front of the property.

Kitchen 15' 8" x 6' 7" (4.77m x 2.01m)

Kitchen fully fitted with grey wall and base units. Black speckled worktop incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with electric oven below and extractor hood above. Integrated washing machine and space for a free standing upright fridge/freezer. Vinyl flooring, three-tier spotlight light fitment and large single radiator. Space for a small table and chairs. Double glazed window to the rear of the property.

Bedroom 10' 1" x 9' 4" (3.07m x 2.84m)

Double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe with sliding panel doors. Large double glazed window to the rear of the property. Access to en-suite.

En-suite 6' 6" x 5' 9" (1.98m x 1.75m)

En-suite painted with splashback tiling comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Vinyl flooring, circular dome light fitment and chrome accessories.

Cloakroom 6' 5" x 4' 0" (1.95m x 1.22m)

Cloakroom painted with splashback tiling comprising of a white w.c. and sink. Vinyl flooring, standard light fitment and chrome accessories.

Heating and Glazing

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

Garden Grounds

There is communal garden area to front and side of the building.

Parking

Residents car parking available to the front and rear of the building.

Extras Included

Included in the sale are all floor coverings, carpets, light fitments, curtain poles, blinds, integrated kitchen appliances, fridge/freezer and bathroom fittings.



Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

