



**Caesar & Howie**  
The Central Scotland Law Group

# **13 Norwood Crescent Alloa FK10 2BU Offers over £199,995**



Early viewing is highly recommended of this spacious and well presented three bedroom detached chalet villa. Situated within a well established and highly desirable residential location, the property will provide an excellent family home with flexible accommodation throughout. Accommodation comprises a welcoming entrance hallway, bright and inviting lounge which has direct access to the rear garden via sliding doors enjoying open views. The modern and fully fitted kitchen has a wide range of floor and wall mounted units with integrated five burner gas hob, oven, extractor hood and ample space for dining. Leading from the kitchen is the handy utility room which has access to the rear garden. Also on ground level is a well proportioned double bedroom. On the first floor are two further bedrooms, both of which benefit from built in storage and the family bathroom has a white three piece suite with shower over bath. Externally the property boasts garden ground to the front and rear. The mature front garden boasts a variety of shrubs with a generous monoblocked driveway. The fully enclosed rear garden enjoys an elevated position with fantastic open views, a large patio area and terraced shrub beds. The property further benefits from ample storage, gas central heating and usb wall ports in a number of rooms. It is ideally located within easy reach of all local amenities, excellent schooling at all levels, shopping, recreational facilities and transport links making it idea for the commuter. Viewing is highly recommended to fully appreciate this property.

- Reception Hallway
- Spacious lounge
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Gardens, Garage & Driveway
- Stunning Open Views
- DG & GCH
- Energy Efficiency Rating: D

**Caesar & Howie Solicitors, 27 Mar Street, Alloa, FK10 1HX**  
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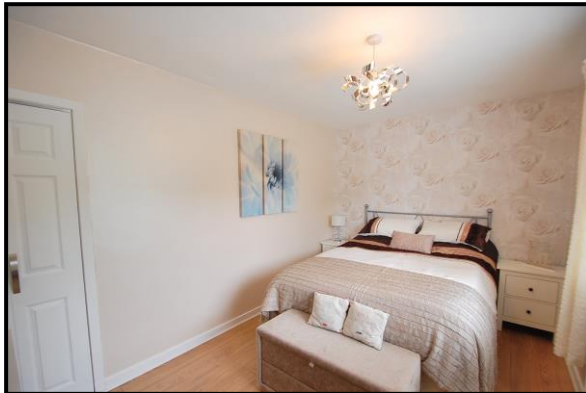


**Ground Floor**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax  
Band**

E

**Viewing**

Strictly by appointment through Caesar & Howie on 01259 723269 or email [kj@caesar-howie.co.uk](mailto:kj@caesar-howie.co.uk)

**Offers**

Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 2 Primrose Street, Alloa FK10 1JG

**Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.**

**Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [kj@caesar-howie.co.uk](mailto:kj@caesar-howie.co.uk)**

