

14 OCHIL ROAD, ALVA FK12 5JT

HARPER & STONE
ESTATE & LETTING AGENTS





14 OCHIL ROAD

ALVA, FK12 5JT

PROPERTY FEATURES

- 5-bedroom detached executive family home
- Open concept kitchen/dining/living area
- Modern décor and high-end finishes throughout
- Principal bedroom with en suite shower room
- Bedroom two with en suite shower room
- Family bathroom
- Garden grounds to the front and rear
- Single garage & driveway for two cars
- Quiet residential location

Harper & Stone are delighted to present to the market 14 Ochil Road in Alva. This stylishly presented 5-bedroom detached executive family home was built in 2022 and boasts 171 sqm of flexible living space. Situated on a generous plot with front and rear gardens, this modern property will appeal to families requiring generous living and spacious rooms while being situated in a quiet part of the town.

The property is presented as follows:

Ground Floor: Entrance Hall, Open Plan Lounge/Dining/Kitchen Space, Sitting Room, Utility Room and Cloakroom.

First Floor: Landing, Master Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom.

Entry to the property is into a welcoming hallway, laid with Karndean flooring with a stylish edging detail flowing throughout most of the ground floor living areas. To the right is the lounge, which is a bright room with an aspect to the front and draws in light from the dining area behind. The room is cosy yet large enough to accommodate large furniture, and there is an opportunity to install a fireplace if desired.

The open plan kitchen/diner is positioned at the rear of the house, and the entire living area is open concept allowing an excellent flow. The kitchen is fitted with ample wall and base units in a neutral grey finish complemented by a marble effect composite worktop. Integrated appliances include a five burner gas hob, electric oven, dishwasher and a fridge freeze, and a double sink is positioned below a window with a rear outlook. The dining area can comfortably accommodate a large dining table to seat eight, with bi-fold doors behind giving direct access to the rear garden. This is a fantastic social space and creates a relaxing modern family living area.

Off the kitchen is the utility room, providing two appliance spaces, a utility sink and additional cupboard space while housing the boiler. An external door from the utility opens to the rear garden. A ground floor WC is







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conveniently located off the utility room, comprising a pedestal sink, WC and radiator.

Returning to the hallway, on the left is the snug/study, with a front facing window. This room could also be used as a sixth bedroom if required. Completing the ground floor is a large under stairs storage cupboard.

Taking the stairs to the first floor, a large, spacious landing gives access to the five bedrooms on this level and is fitted with wool carpets on the stairs, landing and bedrooms.

The principal bedroom is generous in size with large built-in double wardrobes and an ensuite shower room. The en suite is tiled and comprises a shower cubicle, sink with vanity storage, WC and a heated towel rail.

Bedroom two is also large double bedroom with a double fitted wardrobe and en suite shower room. Again, the en suite provides a shower cubicle, pedestal sink, WC and a heated towel rail.

The remaining three bedrooms, two of which are double bedrooms, all provide built-in wardrobes.

The family bathroom comprises a 4-piece suite of bath, separate shower cubicle, sink with vanity storage, WC and a heated towel rail.

A large storage cupboard completes the upstairs accommodation.

The garden to the rear of the property has large flat lawn area and a steep rockery towards the back of the property with beautiful planting throughout. recently planted hedging around the perimeter of the garden will fill in a couple of years. A composite decking which is reinforced for allowing a hot tub. Also contains fitted lighting throughout. Drainage underneath. Two storage sheds.

Externally there is so much to enjoy, with a level section with decking and lawn to the rear, with a tiered section planted with various flowering plants. There is also a front lawn area and a single garage with an up and over door, which is insulated and equipped with power and light with a window to the side. The driveway allows parking for two cars, plus a visitor space.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G

EER Band B

Water: Mains

Sewage: Mains

Heating: Mains

What3words Navigation::///decorated.hiked.brief

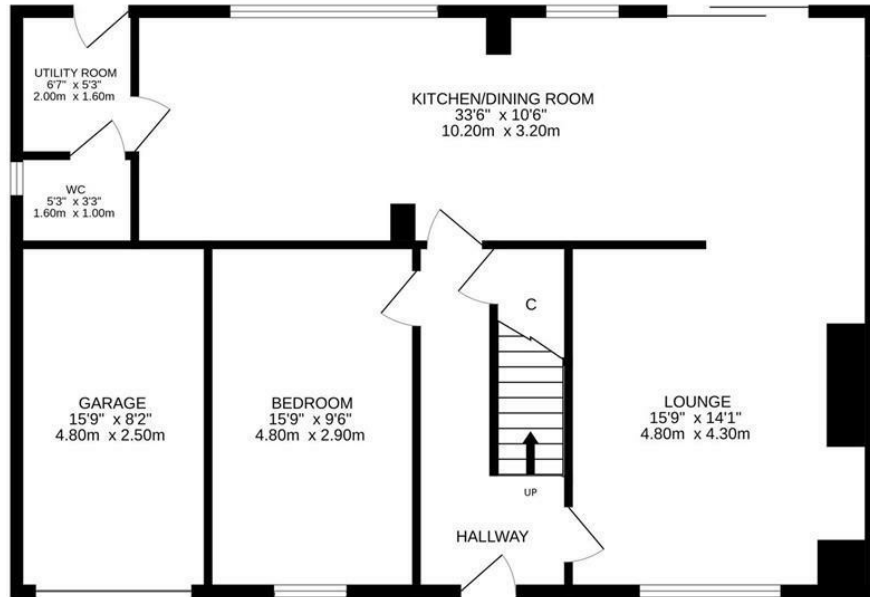
Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling or Alloa are also closely located and provide access to the rail network.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

