

23 GLENWINNELL ROAD, ALVA FK12 5NX

HARPER & STONE
ESTATE & LETTING AGENTS





23 GLENWINNELL ROAD

ALVA, FK12 5NX

PROPERTY FEATURES

- 3 Bedroom detached Family home Circa 1970
- Approximately 103 square meters of flexible living
- Situated in a quiet Cul de Sac
- Stunning views of the Ochil Hills
- Close to local amenities and schooling
- Ideal opportunity to upgrade and develop
- Single garage and off-road parking
- Private back garden with beautiful views
- Chain Free
- Early viewing strongly advised

Nestled in the charming town of Alva, 23 Glenwinneil Road presents an excellent opportunity for those seeking a delightful, detached house. This well-maintained property, built in the 1970s, offers approximately 103 square meters of generous living space making it ideal for families or individuals looking for room to grow. Harper & Stone are delighted to introduce to the market this impressive three bedroom detached family home situated in a popular location close to local amenities. This is an ideal upgrading opportunity for the discerning viewer to create a forever home.

The Accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Kitchen and Conservatory.

First Floor: Landing, Three Bedrooms, Shower Room and Toilet.

Entering the property takes you into the Storm Porch which in turn leads to the Hallway from where the lower living flows. To the right is the Lounge/Dining Room, a generous sized reception room. The lounge has a floor to ceiling picture window which let the natural light to flood in. There is bespoke wooden panelling and stone cladding which formerly housed a fireplace. The Dining area comfortably accommodates a 6 – 8 seater table and chairs. A door from here opens to the Galley style Kitchen. Furnished with a good selection of wall and base units it offers a functional and practical culinary space. Integrated appliances include an induction hob, electric double oven, dishwasher and fridge freezer. To the rear of the property, accessed from the kitchen and the dining room is the Sunroom offering further living space. There is a radiator providing heat throughout the year, open aspect to the garden and access to the outside via the back door.

Heading upstairs to the upper landing area are the 3 Bedrooms, Shower Room and separate WC. All 3 bedrooms have either fitted wardrobes or storage cupboard options within. The shower room presents a large walk in shower and vanity sink with storage, with the WC cited next door.

Externally there are private garden grounds to the front, side and rear of the property bounded by a majority of timber fencing. Off street parking is available to the side of the property on a private driveway in front of the attached garage which provides light and power. The back garden is low maintenance, and furnished with a combination of slabbed patio, gravel and raised beds. This private outside space has stunning views of the Ochil Hills and beyond. The front garden again is low maintenance with a gravelled section with decorative stone feature.

The location in Alva offers a blend of tranquility and accessibility, with local amenities and scenic surroundings just a stone's throw away.



23 GLENWINNELL ROAD

This property is not just a house, it is a place where memories can be made and cherished for years to come. In summary, 23 Glenwinell Road is a delightful, detached house that combines comfort, space, and practicality in a lovely setting. It is an ideal choice for anyone looking to settle in a welcoming community.

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.

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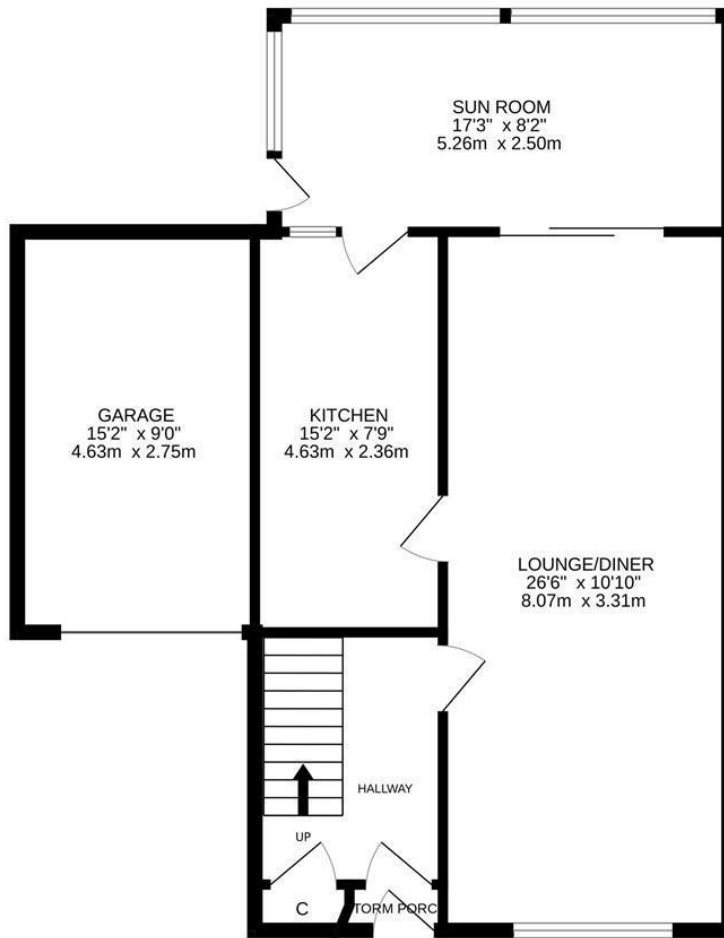
Council Tax Band E
EER Band D
Water: Mains
Sewage: Mains
Heating: Mains

Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Local amenities include a variety of shops, cafes and pubs, a library, health centre and busy community hall. Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure options close by include a variety of Golf Courses, endless walking, hiking and cycle routes, and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. For commuters Alloa and Stirling train stations provides links to Glasgow and Edinburgh, while the motorways are only a short distance away.

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

