

13 BRODIE AVENUE, ALLOA FK10 2FE

HARPER & STONE
ESTATE & LETTING AGENTS





13 BRODIE AVENUE

ALLOA, FK10 2FE

PROPERTY FEATURES

- Immaculate 3 bedroom detached family home
- Situated in the sought after Claremont development
- Built by Bellway Homes in 2013
- Flexible living over approximately 100 square meters
- Generous dual aspect lounge with French doors to the garden
- Contemporary kitchen with integrated appliances
- Principal bedroom with ensuite shower room
- Private driveway and single garage
- Enclosed rear garden with patio
- Early viewing is highly recommended

Harper & Stone are delighted to bring to market this beautifully presented three bedroom detached villa, situated in the highly desirable Claremont area of Alloa. Built by Bellway Homes in 2013, the property offers well balanced accommodation extending to approximately 99 square metres and is a superb example of modern family living. From the moment you step inside, the care and attention of the current owners is immediately evident. The home is tastefully decorated in a series of warm and uplifting tones, creating a vibrant yet harmonious living environment throughout.

The accommodation is offered as below:

Ground Floor – Entrance Hall, Lounge/Diner and Kitchen and Cloakroom.

First Floor – Principal Bedroom with Ensuite Shower Room, 2 Further Bedrooms and a Family Bathroom.

Upon entering the property the entrance hallway offers a warm welcome and provides access to a convenient guest cloakroom with vanity sink and WC. An internal door opens into the generous lounge and dining area, a spacious dual aspect room filled with natural light. French doors open directly onto the rear garden, allowing for an effortless flow between indoor and outdoor living. The modern kitchen sits just off the hallway and offers an excellent selection of wall and base units in a soft neutral tone. Integrated appliances include a fridge freezer, dishwasher, oven, hob and extractor hood. A further appliance space is available for a washing machine. The back door provides additional access to the garden, and a large under stair cupboard offers excellent storage.

A staircase leads to the upper floor where a feature window on the landing fills the space with light. The principal bedroom sits to the rear of the property and includes fitted wardrobes and a sleek ensuite shower room. Bedroom two is another spacious double located at the front, also with fitted storage. Bedroom three, currently used as a home office and occasional guest room, offers flexible accommodation for growing families or remote working. The family bathroom is beautifully finished with a three-piece suite comprising bath with over bath shower, vanity sink and WC all in contemporary styling.

Externally there are garden grounds to the front, side and rear bounded by box hedging and wooden fencing. The rear garden is a true highlight immaculately maintained and beautifully landscaped to create a private outdoor oasis. A generous lawn is framed by an array of vibrant planters, wall-mounted pots and carefully placed evergreens, adding colour and texture throughout the seasons. The paved patio area provides the perfect spot for al fresco dining or quiet relaxation, enhanced by a retractable awning above the French doors which offers shade on sunny days. The garden is fully enclosed by timber fencing, offering a safe and secure space ideal for children or pets.



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To the front of the property, the driveway comfortably accommodates two vehicles and leads to a single garage with up and over door.

Brodie Avenue is conveniently placed within the popular commuter town of Alloa. Many local amenities nearby include leisure facilities, restaurants and high street multiple supermarkets. The property sits within the catchment area for Redwell Primary School which opened in 2014 and the local high school, Alloa Academy. Alloa further benefits from being an ideal location for commuting with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

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.

Navigation: [///pines.claim.type](http://pines.claim.type)

Council Tax Band E

EER Band C

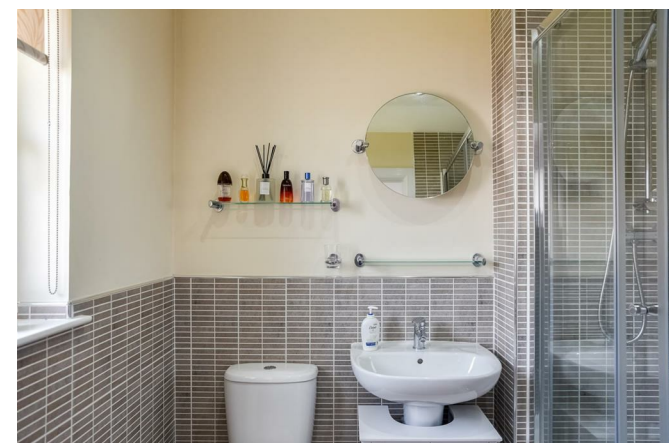
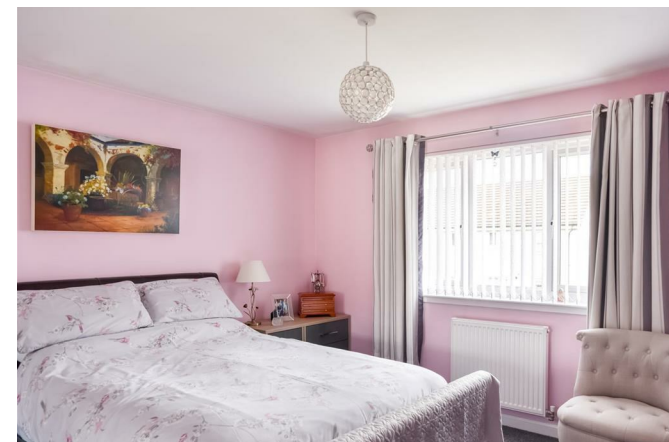
Water: Mains

Sewage: Mains

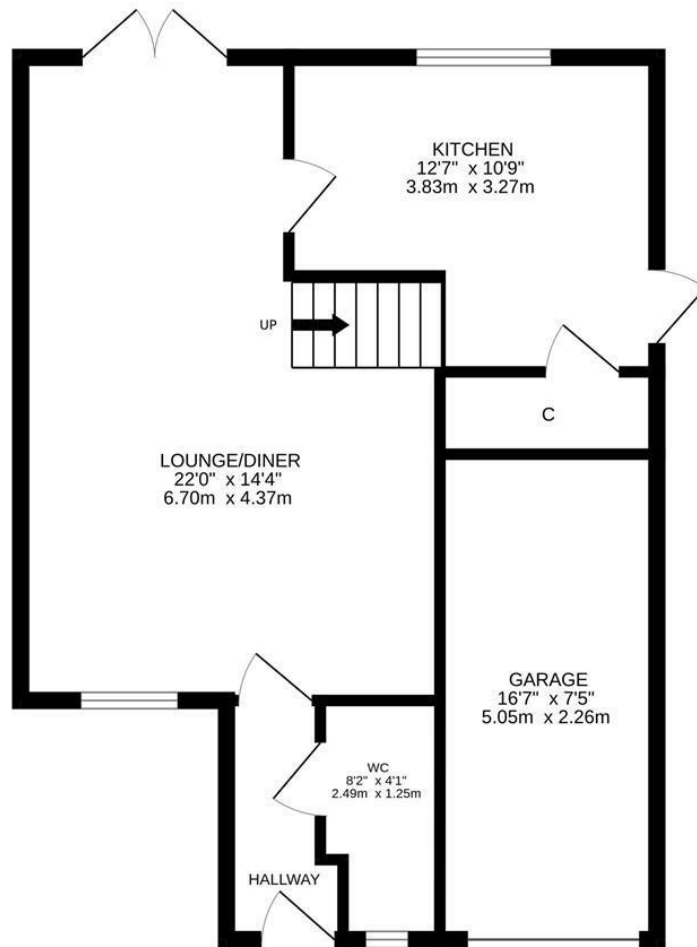
Heating: Gas

Alloa provides a great variety of local amenities including retail, supermarkets, restaurants, and leisure activities. located in Alloa town centre is the Speirs centre which is a fantastic state of the art facility. Alloa's main historic attraction is Alloa tower, one of Scotland's largest surviving medial tower houses. The town also provides excellent education facilities with four primary schools and a secondary school. For commuters Alloa train station provides links to Stirling, 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

