

26 BROOKFIELD PLACE, ALVA FK12 5AT

HARPER & STONE
ESTATE & LETTING AGENTS





26 BROOKFIELD PLACE

ALVA, FK12 5AT

PROPERTY FEATURES

- Fantastic 2 Bedroom semi detached home Circa 1980
- Highly desirable location at the end of a quiet cul-de-sac
- Stunning views of the Wallace Monument and surrounding countryside
- Flexible living over approximately 61 square meters
- Ideal first time buyer or downsizing opportunity
- Front facing lounge/dining room
- Conservatory and private rear garden
- Close to local amenities, schools and rail links
- Early viewing advised

Harper & Stone are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, set within a peaceful cul-de-sac in the popular town of Alva. The property enjoys a prime location close to local amenities, well regarded schooling, and excellent road and rail links to Glasgow, Edinburgh, Perth, Central Scotland, and the Highlands.

The Accommodation is Presented as Below:

Ground Floor – Entrance Vestibule, Lounge, Kitchen and Conservatory.

First Floor – Landing, Two Bedrooms and a Shower Room.

On entering the home, you are welcomed into a bright entrance vestibule complete with a useful storage cupboard. The ground floor is thoughtfully laid out, featuring a spacious open-plan lounge and dining area which flows seamlessly into a charming conservatory, creating an inviting space ideal for both relaxation and entertaining.

The modern fitted kitchen is equipped with a range of wall and base units, complemented by integrated appliances including a gas hob and electric oven, in addition to three freestanding appliances. A rear door provides direct access to the private back garden.

Upstairs, the property boasts two generously proportioned double bedrooms, both offering excellent built in storage. Completing the accommodation is a contemporary shower room with a stylish walk-in shower, vanity sink, and WC.

Externally, the home enjoys mature and well maintained garden grounds to both the front and rear, offering a delightful outdoor retreat. A private driveway leads to a single garage, fitted with an up and over door, side pedestrian access, power, and lighting.

26 Brookfield Crescent represents an outstanding opportunity for first-time buyers or those looking to downsize, offering a perfect balance of comfort, convenience, and charm. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

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.



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Viewings are strictly by appointment only via Harper & Stone.

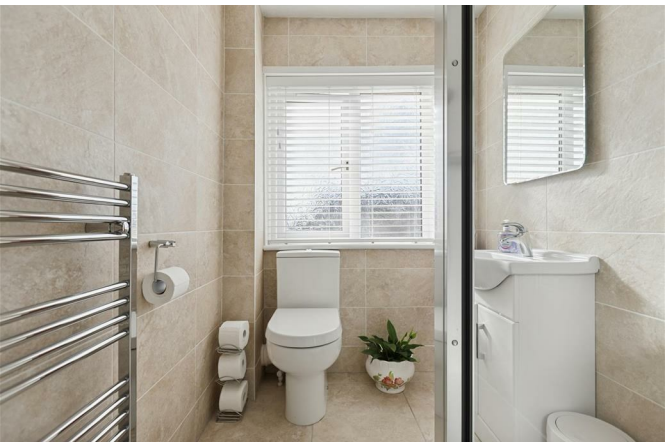
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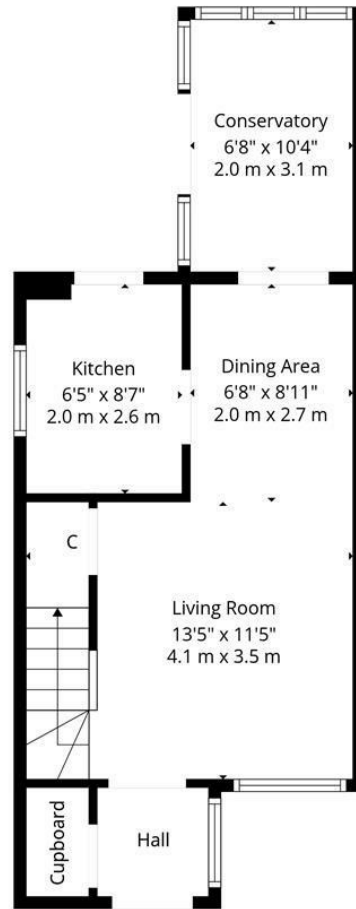
Council Tax Band C
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

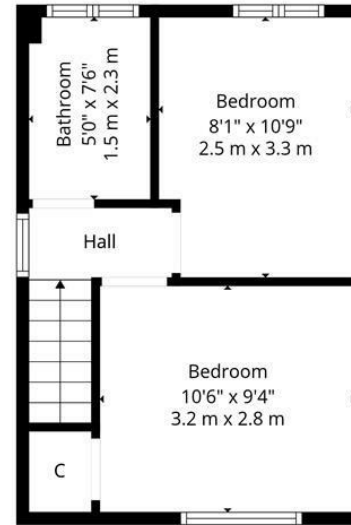
Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Local amenities include a variety of shops, cafes and pubs, a library, health centre and busy community hall. Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure options close 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.





Floor 1



Floor 2



TOTAL: 657 sq. ft, 61 m2
 FLOOR 1: 383 sq. ft, 36 m2, FLOOR 2: 274 sq. ft, 25 m2
 EXCLUDED AREAS: WALLS: 73 sq. ft, 7 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>