






MURRAY PROPERTY

3 Lapwing Place, Alloa, FK10 1SJ

Offers Over £210,000

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MURRAY PROPERTY proudly brings to the market this contemporary three-bedroom semi-detached family home, ideally situated in Lapwing Place, Alloa.

Alloa Park is a highly sought-after area, boasting a mix of modern properties, local schooling, and convenient access to nearby amenities.

Constructed in 2018 by Allanwater Homes, this exceptional home offers stylish interiors, remarkable versatility, and many high-quality upgrades. Early viewing is essential to fully appreciate the impressive features this property provides.

Ground Floor: The property welcomes you with a spacious and inviting lounge, a sleek kitchen diner with French doors leading to the beautifully presented southerly-facing garden, and a convenient WC. The open-plan layout provides a contemporary yet warm setting, ideal for modern living.

Upper Floor: Upstairs boasts three spacious bedrooms, including a primary bedroom with an elegant en-suite shower room and fitted storage. Bedroom two also benefits from built-in storage, while a luxurious family bathroom completes the upper-level accommodation.

External Features: Externally, the home includes a spacious driveway with room for two cars and a fully enclosed rear garden, featuring low-maintenance artificial turf and a contemporary patio area, perfect for entertaining, socialising, or enjoying peaceful downtime.

Key Features:

- Contemporary, walk-in-condition home
- Southerly-facing rear garden with modern landscaping
- Primary bedroom with en-suite and built-in storage
- Flexible, family-friendly layout
- Gas central heating and double glazing throughout
- Spacious driveway for two vehicles



Approximate Gross Internal Area = 83.4 sq m / 898 sq ft

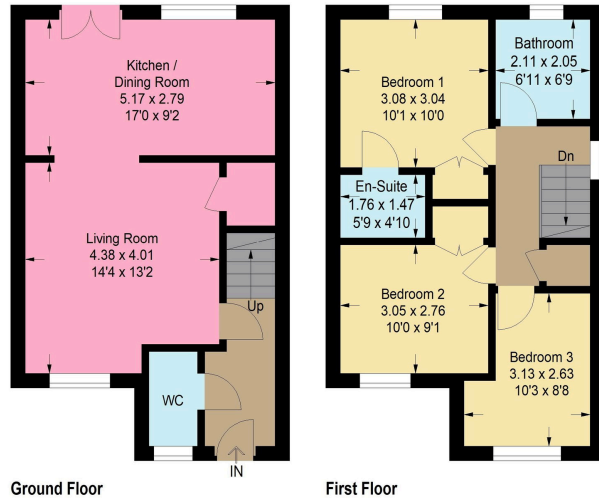


Illustration For Identification Purposes Only. Not To Scale (ID1159804 / Ref:89825)

- Home Report Value £215,000 • Excellent Family Home
- Sunny Southerly Facing Rear • Stunning Location Garden
- Spacious Double Driveway • Walk In Condition



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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