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PROPERTY

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1 COWDEN PARK

ALLOA

CLACKMANNANSHIRE FK10 2AY









Upon entering 1 Cownden Park, you're welcomed into a spacious reception hallway leading to an impressive formal lounge with picture windows to the front. Double doors from the lounge open into a dining room featuring French doors leading to a side terrace. The well-appointed dining kitchen comes complete with integrated appliances and a range of base and wall mounted units.





The main upper floor houses three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Additionally, there's a family bathroom on this level. A staircase descends to the lower level, where you'll find a fabulous family room with French doors opening directly onto the south-facing garden. A downstairs double bedroom with an en-suite shower room and a utility room complete the accommodation. The lower ground floor has excellent potential to be utilised as an annexe apartment if desired. Gas fired central heating and double glazed windows ensure comfort throughout the property. The interior is tastefully decorated to a high standard.





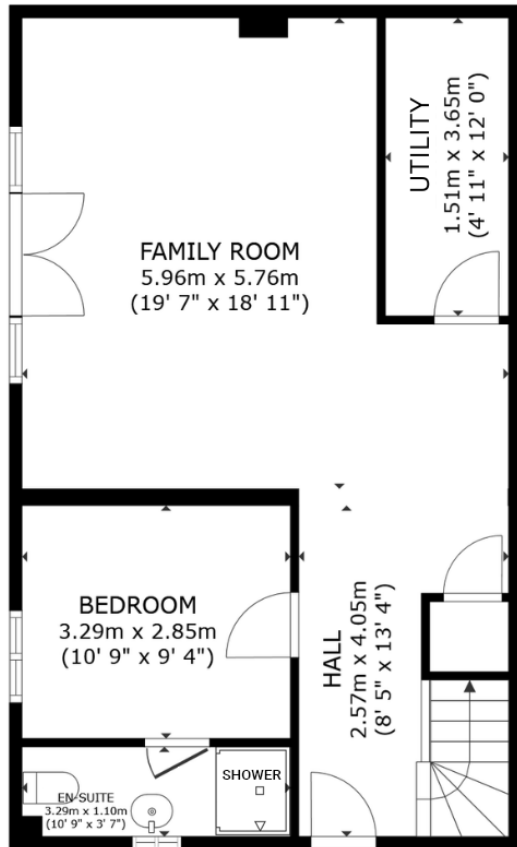
Situated in the sought-after Cowden Park, the property grants access to a wide range of amenities, including High Street shops, supermarkets like Asda, Tesco, and Morrison's, and rail link offering hourly commuting services to Glasgow. For motorists, the A907 provides easy access to motorway networks, facilitating travel to business centres across the Central Belt. The crossing at Kincardine further enhances connectivity towards Edinburgh and the East. Alloa boasts excellent schooling options at both primary and secondary levels, as well as various recreational pursuits within the district.

Key Features

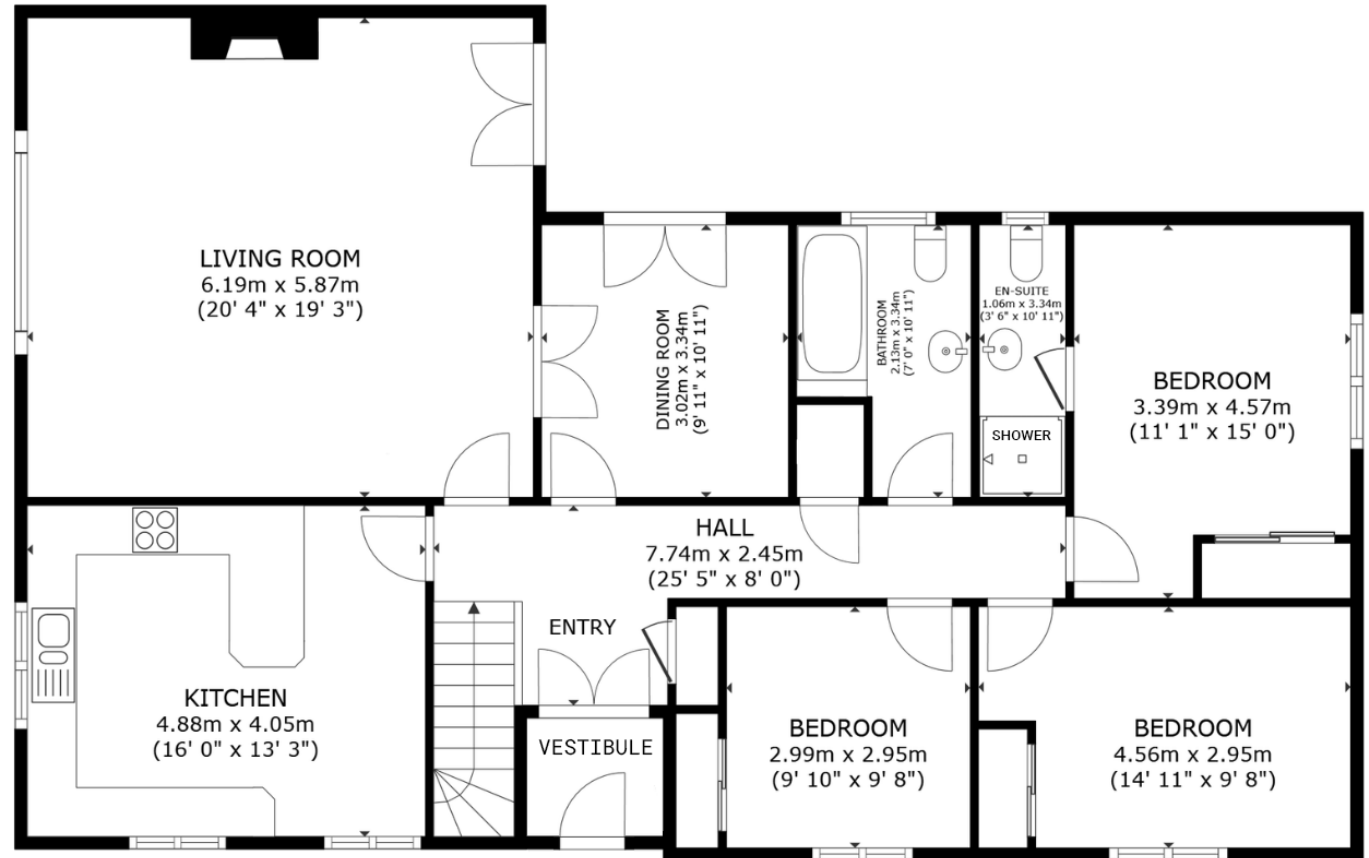
- A unique four bedroom home
- An impressive formal lounge with picture windows to the front
- Dining room with French doors to side terrace
- Well-appointed dining kitchen
- Additional family room with French doors to the garden
- Family bathroom
- Four well-proportioned bedrooms with two featuring en suites
- Fully landscaped south facing garden
- Driveway for off-road parking for multiple vehicles
- **EPC – C**



Externally, the fully landscaped gardens offer a private and enclosed space designed for easy maintenance. A recently renewed driveway provides off-road parking for vehicles, along with access to two substantial storage areas.



GROUND FLOOR



FLOOR 1

Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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