

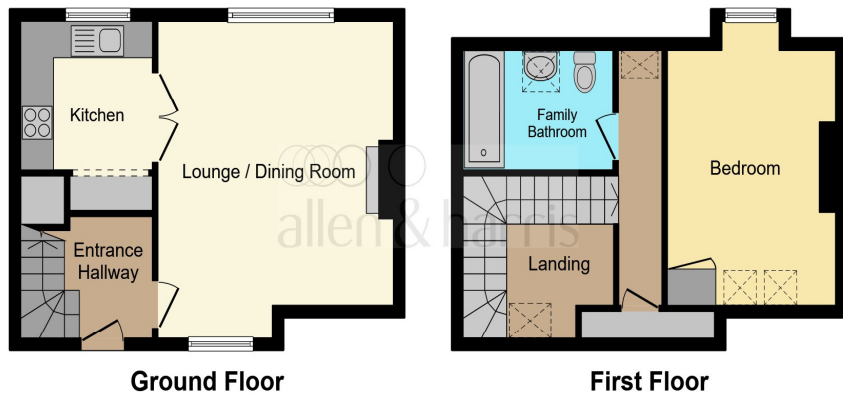


**Tower Square, Alloa, FK10 1PL**

**welcome to**

## **Tower Square, Alloa**

A rare & wonderful opportunity to purchase this truly stunning 1 bedroom, grade 'B' Listed home, which is prominently situated within this highly desirable locale. Viewing is recommended to fully appreciate all that this impressive home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



The property, which dates back circa 1850, is a beautiful example of Grade 'B' Listed workmanship, nestled within a notably enviable position in the heart of the desirable town of Alloa. The property has been updated & improved to a high standard by the current owners, to ensure the home is more in keeping with today's lifestyle requirements.

Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a piece of history. The property was originally the stable block for the Earl of Mar's Estate & a prominent local feature, Alloa Tower which dates back circa the 14th Century, sits in the parkland adjacent.

This exquisite home is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of an Entrance Hallway, with stairs leading to the upper floor. Immediately drawing you in is the well-proportioned Lounge/Dining Room; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst light flourishes in through the dual windows to both the front & rear aspect. Conveniently located off the Lounge/Dining Room is the stylish Kitchen, which is a further stand-out feature of this wonderful home; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops plus integrated oven/hob; the Kitchen provides space, convenience & storage in abundance.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The Bedroom is a double in size & benefits from in-built storage, whilst concluding the accommodation on offer is a modern Family Bathroom, tastefully comprising of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout, with bright fresh décor; there is a good range of in-built storage space to be found throughout & the property further benefits from a gas central heating system. Viewing of this property is highly recommended to truly appreciate all that this charming home has to offer.

Alloa is situated between the Ochil Hills & the River Forth & is an ideal commuter town, providing convenient access throughout the central belt & onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh & Perth. There are local amenities & educational facilities.

## Ground Floor

### **Entrance Hallway**

### **Lounge / Dining Room**

17' 3" max x 14' 2" max ( 5.26m max x 4.32m max )

### **Kitchen**

7' 10" x 11' max ( 2.39m x 3.35m max )

## Upper Floor

### **Bedroom**

11' 4" max x 14' 3" max ( 3.45m max x 4.34m max )

### **Family Bathroom**



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welcome to

## Tower Square, Alloa

- Impressive grade 'B' listed home
- Spacious Lounge / Dining Room
- Stylish Kitchen
- 1 Double Bedroom
- Modern Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£126,500**



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Property Ref:  
STI110113 - 0004

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allen & harris



**01786 445011**



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



**allenandharris.co.uk**