



The Cormorant, Alloa, FK10 1RL

welcome to

The Cormorant, Alloa

**** FIXED PRICE OF £305,000 ** £5,000 BELOW HOME REPORT VALUE **** Introducing this exquisite & immaculately presented 4 bedroom detached family home, situated in the highly sought-after village of Alloa. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive property has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**** FIXED PRICE OF £305,000 ** £5,000 BELOW HOME REPORT VALUE **** This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by an impressive & welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately drawing you in, is the well-proportioned Sitting 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 a large window to the front aspect allows a wealth of natural light into the room. The separate Dining Room is the perfect space for hosting dinner parties & entertaining guests; in the warmer seasons, roll open the patio doors & step out onto the decked seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back to the Entrance Hallway, we gravitate towards the modern, stylish Kitchen; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built oven/hob & dishwasher. The Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room with door leading out to the rear garden. Completing the accommodation of the ground floor is a downstairs WC.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The expansive Principal Bedroom benefits from a range of in-built wardrobes, plus an en-suite Shower Room. The remaining 3 Bedrooms are all well-proportioned, with 2 of the Bedrooms also benefiting from in-built wardrobes. Completing the accommodation on the upper floor is a modern 4 piece Family Bathroom which consists of a bath, separate shower cubicle, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in built storage space to be found throughout the property & the property further benefits from a gas fired central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

To the front of the property is a private monoblocked driveway, offering off-street parking convenience leading to the integral garage. The design of the rear garden has been fashioned to introduce a large decked seating area & lawn, with a Summer House designed to create a beautiful inspiring outdoor room, which will offer a multitude of usage. There is also a timber shed included in the sale & the garden is enclosed by a timber fence.

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.



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Ground Floor

Entrance Hallway

Sitting Room

14' 9" x 13' 7" (4.50m x 4.14m)

Dining Room

10' 5" x 9' 11" (3.17m x 3.02m)

Kitchen

11' 7" x 9' 11" (3.53m x 3.02m)

Utility Room

WC

Upper Floor

Principal Bedroom

14' 10" x 11' 6" exc wardrobe (4.52m x 3.51m exc wardrobe)

En Suite Shower Room

Bedroom

10' 7" x 9' 11" (3.23m x 3.02m)

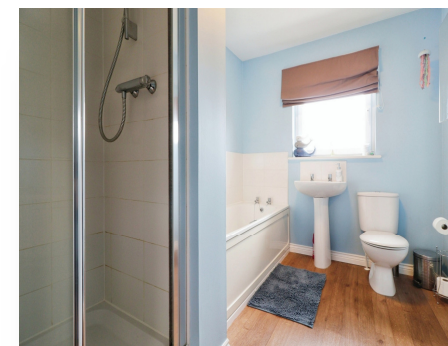
Bedroom

10' 1" exc wardrobes x 11' 4" max (3.07m exc wardrobes x 3.45m max)

Bedroom

11' 7" x 8' 10" exc wardrobe (3.53m x 2.69m exc wardrobe)

Family Bathroom



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The Cormorant, Alloa

- **** FIXED PRICE OF £305,000 ** £5,000 BELOW HOME REPORT VALUE **** A spacious 4 Bedroom detached family home
- Contemporary Kitchen
- Sitting Room & separate Dining Room
- En-suite to Principle Bedroom, 4 piece Family Bathroom & separate downstairs WC
- Utility Room

Tenure: Freehold EPC Rating: C

fixed price

£305,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110127 - 0004

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