

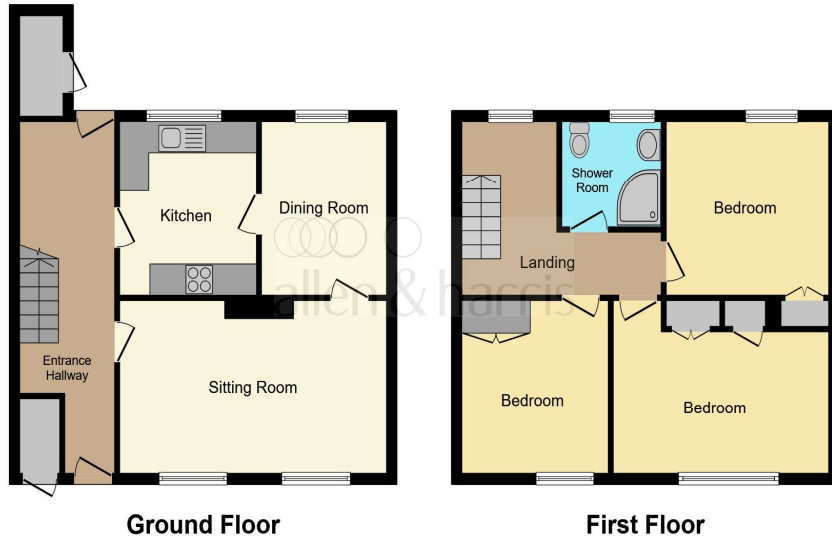


Glenochil Park, Glenochil Village, Alloa, FK10 3AG

welcome to

Glenochil Park, Glenochil Village, Alloa

A charming, 3 Bedroom mid-terrace family home which is ideally located in a popular residential locale, with breath-taking vistas of the Ochil Hills. The property offers a comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful 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



This house is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels, initially consisting of an Entrance Hallway & immediately drawing you in is the welcoming Sitting Room; this stylish room has become the ideal retreat where friends & family will naturally gather at the start & end of the day, with 2 windows to the front aspect also allowing light to flourish into the room. Next, we gravitate to the formal Dining Room & this is the perfect space for entertaining or for family gatherings; however, this room could easily be adapted to alternative usage, such as an additional ground floor Bedroom/Home Office, depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home. Accessed either via The Dining Room or Entrance Hallway, is the Kitchen; which is tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & ample storage.

We then ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, which consists of 3 well-proportioned Bedrooms, each of which benefit from in-built storage. Completing the accommodation on this floor is a Shower Room, comprising of a Shower Cubicle, WC & Wash Hand Basin. The home is well-presented throughout, with bright fresh décor; whilst the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. 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 is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property there is a sizeable & attractive, low maintenance garden; however, It must be said that the rear garden is a true stand-out feature & provides a multitude of areas to enjoy. The design of the garden has been fashioned to maximise the breath-taking views of the Ochil Hills, plus introducing various spaces in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a delightful area in which to appreciate the garden. There is sizeable lawn, plus a patio seating area & mature shrubs/borders; any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on 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 Hall

Sitting Room

18' 1" max x 10' 11" max (5.51m max x 3.33m max)

Dining Room

11' x 8' 5" (3.35m x 2.57m)

Kitchen

10' 11" x 9' 2" (3.33m x 2.79m)

Upper Floor

Bedroom

14' 6" max & inc storage x 10' 10" max & inc storage (4.42m max & inc storage x 3.30m max & inc storage)

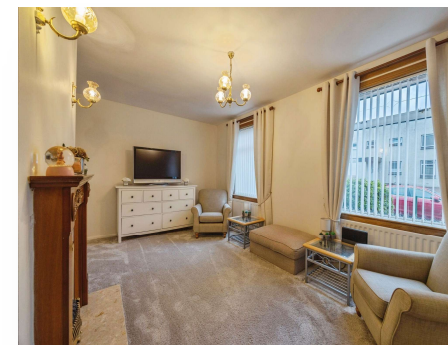
Bedroom

11' exc storage x 10' 11" (3.35m exc storage x 3.33m)

Bedroom

10' 11" max & inc storage x 10' 1" max & inc storage (3.33m max & inc storage x 3.07m max & inc storage)

Shower Room



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welcome to

Glenochil Park, Glenochil Village, Alloa

- Impressive, mid-terrace family home
- 3 well-proportioned Bedrooms
- Kitchen
- Sitting Room & separate Dining Room
- Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£147,500



view this property online allenandharris.co.uk/Property/STI110673



Property Ref:

STI110673 - 0002

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



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



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Please note the marker reflects the
postcode not the actual property