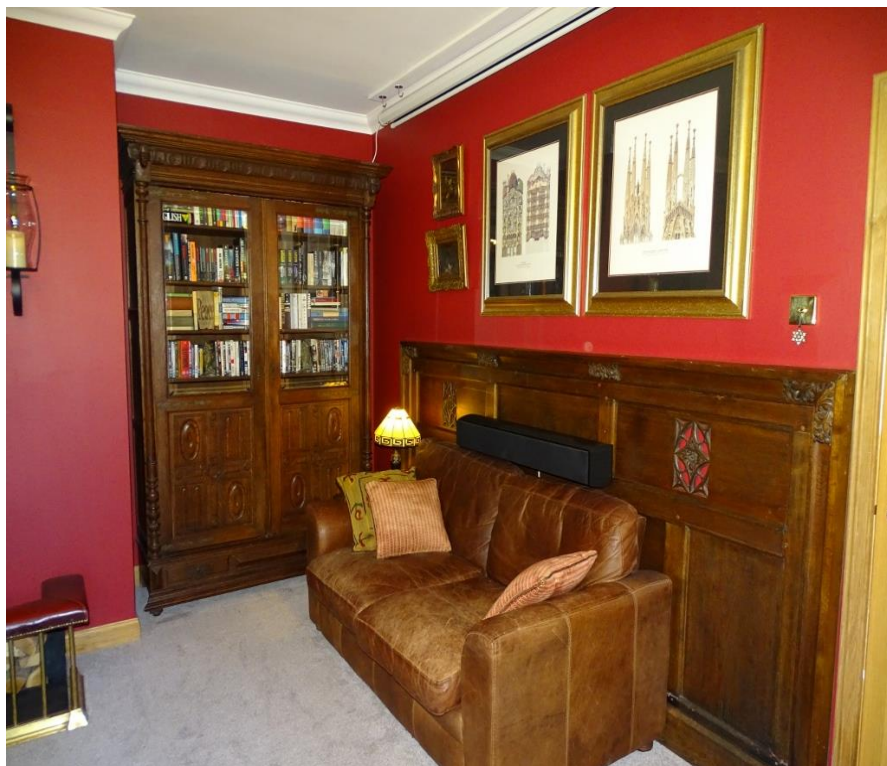




County Estates are delighted to present to the market this semi-detached, 'B' listed lodge house located in West Lodge Gardens within the town of Alloa. East Lodge is of the Arts & Crafts era and was part of the original Inglewood House Estate sharing common architectural features and is full of charm and character and has been extensively refurbished, restoring many Arts & Craft style details by the current owners. This beautifully presented property is over two levels and comprises of: Spacious entrance hallway giving access to the lounge, third bedroom/dining room, dining kitchen, shower room and stairs to upper level. On the upper level there are two good sized double bedrooms and a family bathroom with dressing area completes the accommodation on offer. The property benefits from private, large gardens to the front and side with a driveway and also walled yard to the rear.



**OFFERS OVER
£245,000**

Property Description

Entrance

Access to the property is via a handmade (in the Arts & Crafts style) solid oak door with stained glass panels.

Entrance Hallway

Welcoming entrance hallway with Karndean parquet flooring and under stair storage cupboard. Giving access to the lounge, third bedroom/dining room, dining kitchen, shower room, loft and stairs to upper level.

Lounge 16' 0" x 14' 8" (4.87m x 4.47m)
(At widest point)

Beautiful lounge overlooking the front and the side of the property with traditional wood panelling, cast iron fireplace with wood burning stove and built-in storage cupboard housing the electrics.

Third Bedroom/Dining & Sitting Room 18' 8" x 14' 3" (5.69m x 4.34m)

Spacious third bedroom/multifunctional room currently being used as a dining room with lounge area. Large square bay window overlooking the front of the property with contemporary wood burning stove.

Dining Kitchen 13' 5" x 12' 1" (4.09m x 3.68m)

Fitted dining kitchen with a good range of oak effect wall and base units with solid oak worktops, exposed, original sandstone wall and ample room for dining room table and chairs. Built-in double oven, Smeg electric griddle/hot plate, five burner gas hob with extractor fan above. Space for Fridge/freezer, washing machine and dishwasher.

Shower room/Cloakroom 6' 8" x 5' 3" (2.03m x 1.60m)

Lovely shower room/cloakroom with double shower enclosure, toilet and hand basin.

Upper Hallway

Solid oak staircase gives access to all upper accommodation with picture window to the front.

Master Bedroom 13' 6" x 12' 7" (4.11m x 3.83m)

Generous size master bedroom overlooking the front with full length bespoke, Sharpes built-in wardrobes, loft access and ample room for free-standing furniture.

Bedroom 2 13' 5" x 11' 11" (4.09m x 3.63m)

Second good size double bedroom to the side of the property with loft access and ample room for free-standing furniture.

Family Bathroom 10' 2" x 7' 10" (3.10m x 2.39m)

Luxury family bathroom, partially tiled with free-standing bath, walk-in shower enclosure and thermostatic shower.

Dressing Area 9' 3" x 6' 9" (2.82m x 2.06m)

Dressing area with eve storage giving access to the family bathroom.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains, curtain poles, blinds and various light fitments. Built-in double oven, electric griddle/hot plate, five burner gas hob with extractor fan above. Also small greenhouse in the garden.

Heating & Glazing

The property benefits from a recently installed gas central heating system (Worcester with Hive controls still under warranty) and is single glazed throughout.

Gardens

Fully enclosed, large, secluded front and side garden which has been fully landscaped by the current owners with mature trees and shrubs, traditional flag stones and stone chipped seating areas with pathways leading to the small greenhouse. Private, walled yard to the rear.

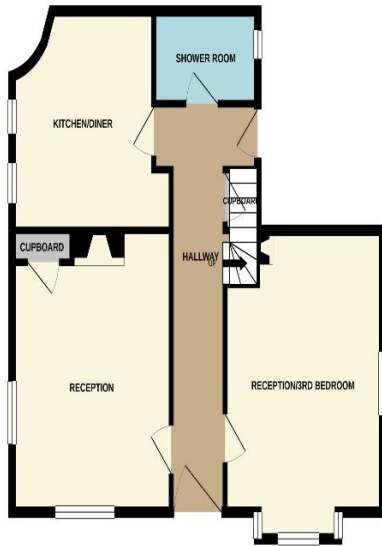
Driveway

The property further benefits from a tarred driveway to the front to accommodate approx. 3/4 vehicles with handmade, bespoke wrought iron double gates.

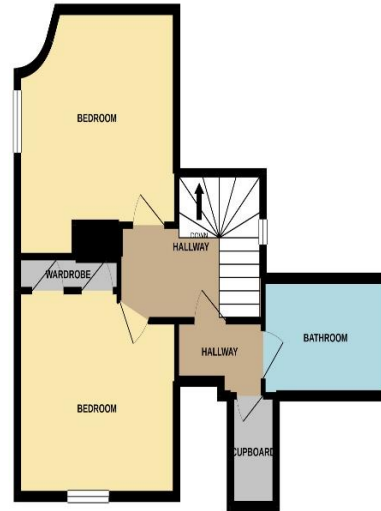
Home Report

To view the home report for this property visit: WWW.packdetails.com Reference: HP 692285
Postcode: FK10 2HU

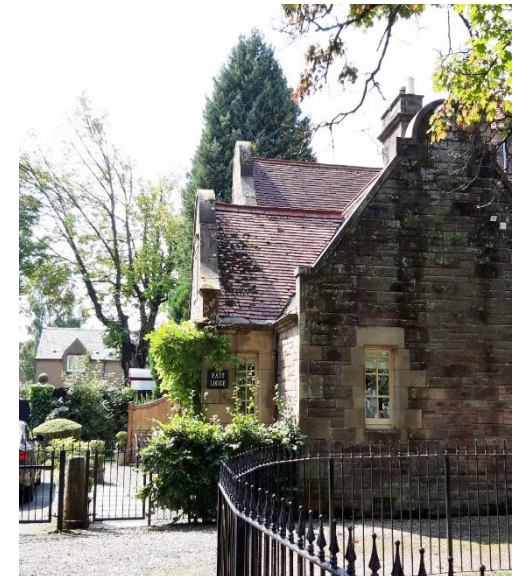
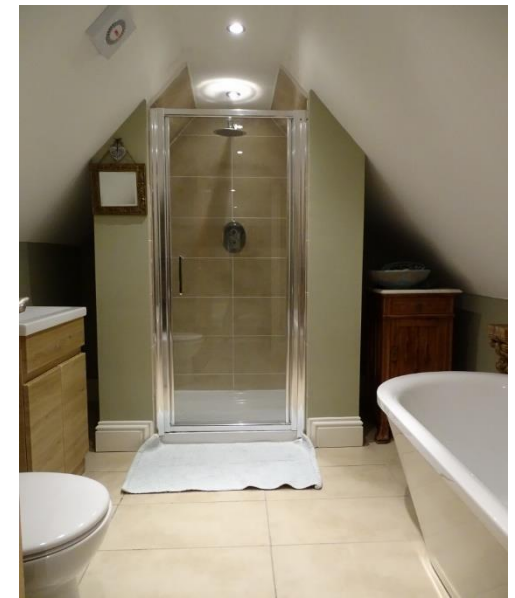
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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