



SPACIOUS SEMI-DETACHED VILLA

THREE BEDROOMS

GENEROUSLY SIZED REAR GARDEN

BEAUTIFULLY MAINTAINED THROUGHOUT

DINING ROOM

DRIVEWAY & GARAGE



107 Brook Street
Alva, FK12 5AD

OFFERS OVER
£168,000

Entrance

Access to the property via a hardwood door with decorative glazing panel, leading to:

Entrance Vestibule

Welcoming entrance vestibule leading on to all accommodation.

Lounge

13' 9" x 11' 10" (4.19m x 3.60m)

The bright spacious lounge has been carpeted and provides a large double glazed window overlooking the front of the property, a feature electric fire with surround and a generously sized under-stair storage cupboard which houses the electrics. The dining room can be accessed via internal glazed French Doors.

Dining Room

9' 10" x 8' 5" (2.99m x 2.56m)

The dining room provides carpeted flooring, access to the kitchen and patio doors leading out to the rear garden.

Kitchen

9' 9" x 7' 4" (2.97m x 2.23m)

The kitchen has been partially tiled and is fitted with a good range of wall and base units, complimentary worktops and flooring. There is an integrated electric hob, under counter washing machine and freezer, a free standing fridge freezer and space for an oven. There is a double glazed window overlooking the rear with a beautiful view of the hills.

Principal Bedroom

11' 8" x 8' 7" (3.55m x 2.61m)

The principal bedroom provides carpeted flooring, a window overlooking the front of the property, double mirrored wardrobes and ample space for additional freestanding furniture.

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom two is a good sized double with carpeted flooring, double fitted mirrored wardrobes which houses the boiler and a window overlooking the rear garden with beautiful views of the hills.

Bedroom Three

7' 6" x 7' 4" (2.28m x 2.23m)

Bedroom three is the perfect space for either a single bedroom or a study.

Family Bathroom

5' 1" x 6' 1" (1.55m x 1.85m)

The family bathroom has been fully tiled and provides a bath with overhead electric shower, basin and w.c. There is also a small mirrored cabinet and an opaque double glazed window overlooking the rear of the property.

Gardens & Driveway

The private front garden is fully enclosed with a paved path leading to the front entrance door and to the side of the property. To the rear is a generously sized fully enclosed and private low maintenance garden with a paved patio and stone chipped area. There is also a separate and substantial stone chipped area. The garden enjoys wonderful views of the Ochil hills. The property further benefits from a large private driveway and garage.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings and light fittings. The electric hob, washing machine, freezer and freestanding fridge freezer in the kitchen. The electric fire and surround in the living room, the tumble drier and fridge freezer in the garage. All furniture can be included in the sale with the exception of the TV and digital box.

Home Report

To view this home report please email us on: admin@county-estates.net



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other figures are approximate and the responsibility is taken by the vendor. Information is for guidance only and should be used as such by the prospective purchaser. The seller makes no warranty whatsoever as to the accuracy and no guarantee as to their quantity, efficiency or any other quality.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.