



8, Dunmar Crescent,
Alloa, Clackmannanshire FK10 2EJ

Offers Over £248,000

County Estates are delighted to present to the market this three bedroom detached chalet villa situated in the highly sought after location of Dunmar Crescent within the town of Alloa in the prestigious Claremont, is in within walking distance to Braehead Golf Course.

The property comprises of a bright spacious lounge, fitted kitchen, separate dining room/fourth bedroom, wet room, three double bedrooms, family shower room, conservatory leading to the rear garden and garage with driveway.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance to the property is via a hardwood partially glazed door leading to:

Vestibule

3' 7" x 2' 8" (1.09m x 0.81m)

The vestibule is carpeted with a cupboard that houses the electrics and has a glazed panelled door leading to the hallway.

Hallway

12' 4" x 7' 9" (3.76m x 2.36m)

The carpeted hallway gives access to all living accommodation and has a large storage cupboard under the stair case.

Lounge

16' 0" x 11' 6" (4.87m x 3.50m)

The bright spacious lounge is carpeted and has a feature gas fire with mahogany surround and marble hearth. There is a large double glazed window overlooking the front of the property with a programmable curtain rail.

Dining Room/Bedroom four

9' 10" x 8' 4" (2.99m x 2.54m)

The dining room is carpeted and has a double glazed window overlooking the front of the property. There is

a built in mirrored wardrobe with plenty of storage space, this room could be used as a bedroom.

Fitted Kitchen

11' 1" x 10' 9" (3.38m x 3.27m)

The light oak fitted kitchen has various base and wall units with complementary worktops, tiled splashback and laminate tile effect flooring. There is a built in electric hob, double oven, extractor hood, integrated dishwasher, washing machine and fridge/freezer. With room for a dining table. There are two double glazed windows one to the side and one overlooking the rear garden with a glazed door leading to the back garden.

Wet Room

6' 1" x 5' 8" (1.85m x 1.73m)

The wet room is situated on the ground floor of the property with vinyl flooring and grey tile effect wet wall. There is an electric shower and white wash hand basin and w.c. An opaque window is to the side of the property.

Principal Bedroom

14' 7" x 10' 7" (4.44m x 3.22m)

The principal bedroom is on the ground floor of the property and is carpeted. There is space for freestanding bedroom furniture and patio doors that lead to the conservatory at the rear of the property.





Conservatory

14' 1" x 9' 1" (4.29m x 2.77m)

The bright spacious conservatory has lovely views of the rear garden. There is underfloor heating and is finished off with light oak laminate flooring and a door at the side that leads to the rear garden.

Upper Hallway

The upper hallway is a carpeted and leads to the two double bedrooms and family shower room.

Bedroom Two

12' 3" x 10' 1" (3.73m x 3.07m)

The second bedroom is carpeted, with a double glazed window overlooking the front of the property. There are two double built in wardrobes and access to the eaves. With room for freestanding bedroom furniture.

Bedroom Three

10' 8" x 10' 5" (3.25m x 3.17m)

The third bedroom is carpeted and has a double glazed window overlooking the rear garden. There are two built in double wardrobes and a separate sliding wardrobe. With room for freestanding bedroom furniture.

Family Shower Room

7' 1" x 6' 0" (2.16m x 1.83m)

The family shower room is located on the first floor with vinyl flooring and partly tiled walls. There is a glass shower enclosure with a thermostatic shower, light oak vanity units with storage and a white wash hand basin, w.c. and chrome heated towel rail.

Heating & Glazing

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

Gardens

The front garden is laid to lawn and has a variety of mature shrubs with Monoblock path leading to the front of the property. The rear garden has a patio area and is laid to lawn with mature shrubs and is fully enclosed.

Driveway & Garage

The Monoblock driveway is to the side of the property with room for a few vehicles and leads to the garage with electrics and the rear garden.

Included Extras

The included extras in the property are all curtains and curtain poles, fixtures and fittings, floor coverings. In the lounge the gas fire, mahogany surround with marble hearth and the programmable curtain rail. In the kitchen the built in electric hob, double electric oven, extractor hood, integrated dishwasher, fridge/freezer and washing machine.



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