



74, George Street,  
Alva, Clackmannanshire FK12 5AP

Offers Over £212,500

County Estates are pleased to bring to the market, 74 George Street, Alva.

This spacious semi-detached cottage offers flexible family accommodation formed over two levels comprising of; a welcoming hallway, a generously sized lounge, a kitchen/diner, three bedrooms, a family bathroom and a shower room. The property further benefits from a fully enclosed rear garden with wonderful views over the Ochil Hills.

Alva is a picturesque village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a Post Office within the local convenience store, a variety of local shops and a Health Centre. Leisure facilities include The Cochrane Park and Alva Golf Course. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

Access to the property is via brown UPVC door with decorative glazing panels. Leading to:

### Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a fitted double storage cupboard and gives access on to all lower accommodation with stairs to the upper level.

### Lounge 17' 1" x 12' 0" (5.20m x 3.65m)

The spacious lounge provides carpeted flooring, a feature electric fire with surround and dual aspect windows overlooking the front and side of the property.

### Breakfasting Kitchen 14' 7" x 11' 11" (4.44m x 3.63m)

The breakfasting kitchen has been fully fitted with a range of wooden effect wall and base units with complementary worktops, tiles and laminate flooring. There is a freestanding electric cooker with extractor hood above, an under-counter washing machine, tumble dryer, dishwasher and a freestanding fridge/freezer. The kitchen further benefits from ample space for a dining table, ceiling spotlights and French doors leading out to the rear garden.

### Bedroom Three

14' 7" x 11' 11" (4.44m x 3.63m)

The third bedroom on the lower level is currently being used as a games room. It provides laminate flooring, two double fitted wardrobes with mirrored doors and a bay window overlooking the front of the property.

### Family Bathroom

8' 4" x 5' 5" (2.54m x 1.65m)

The family bathroom on the lower level has been fully tiled and comprises of a P shape bath with overhead shower, wc and sink with vanity unit. There is a chrome heated towel rail and an opaque window to the rear of the property.

### Principal Bedroom

13' 8" x 10' 6" (4.16m x 3.20m)

The principal bedroom provides carpeted flooring, ample space for freestanding furniture and dual aspect double glazed windows overlooking the front of the property and lovely views towards the Ochil Hills to the rear.

### Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom two is a good sized double bedroom providing carpeted flooring, two fitted storage cupboards, ample space for freestanding furniture and dual aspect double glazed windows overlooking the front and rear of the property.







### Shower Room

5' 6" x 5' 2" (1.68m x 1.57m)

The shower room has been partially tiled and provides a shower cubicle with an electric shower, wc and sink. There is an opaque window to the rear of the property.

### Garden

The property provides a fully enclosed and private garden to the rear comprising of a paved patio, lawn and a large monoblocked area. There is a wooden shed and a garden storage unit.

### Heating & Glazing

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





## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtains poles. The electric oven, washing machine, dishwasher, tumble dryer and fridge/freezer. All kitchen appliances are sold as seen with no warranties or guarantees.

The electric fire in the lounge and the wooden shed and garden storage unit in the garden.

## Home Report

To view this home report please email us on:  
[admin@county-estates.net](mailto:admin@county-estates.net)



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