



**SPACIOUS TRADITIONAL FIRST FLOOR  
MAISONETTE**

**THREE BEDROOMS & BOX ROOM**

**PRIVATE REAR GARDEN**

**LOUNGE WITH MEZZANINE**

**SITUATED IN A POPULAR RESIDENTIAL  
AREA**

**ALLOCATED PARKING SPACE**



**45a Grange Road**  
Alloa, FK10 1LT

**FIXED PRICE**  
**£139,000**

## Entrance

Access is to the rear of the property via a private main door entry leading to:

## Entrance Vestibule

The entrance vestibule provides tiled flooring, a storage cupboard and access on to all accommodation.

## Lounge 13' 7" x 12' 6" (4.14m x 3.81m)

The lounge provides a large bay window overlooking the front of the property and gives access to the kitchen.

## Kitchen 14' 2" x 6' 7" (4.31m x 2.01m)

The kitchen has been fully fitted with a range of wooden effect wall and base units with complementary worktops, tiles and flooring. There is an integrated electric oven and gas hob with extractor hood above, an under-counter washing machine and a freestanding fridge/freezer.

## Dining Room 12' 8" x 5' 1" (3.86m x 1.55m)

The mezzanine above the lounge provides the perfect space for a dining room.

## Bedroom Three 12' 8" x 7' 8" (3.86m x 2.34m)

The third bedroom on the lower level was previously used as a home office however, it is the perfect space for a double bedroom. It provides laminate flooring, a small storage cupboard and a window overlooking the rear.

## Principal Bedroom 13' 7" x 9' 9" (4.14m x 2.97m)

The principal bedroom provides carpeted flooring, fitted corner wardrobes and drawers and a window overlooking the rear.

## Bedroom Two 12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom two provides wooden flooring, a storage cupboard and a Velux window. The boiler is located in this room.

## Box Room 7' 0" x 5' 8" (2.13m x 1.73m)

The box room provides laminate flooring and a large Velux window.

## Family Bathroom 9' 6" x 9' 5" (2.89m x 2.87m)

The family bathroom has been fully tiled and provides a corner bath with overhead shower, a wc and a sink with vanity unit. There is a window overlooking the rear.

## Garden & Parking

The property benefits from a fully enclosed garden and an allocated parking space to the rear.

## Heating & Glazing

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

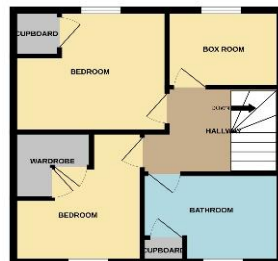
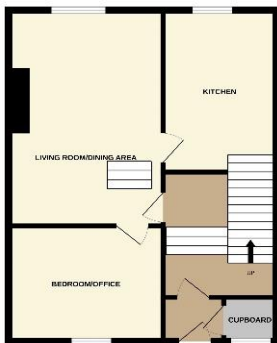
## Included Extras

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



GROUND FLOOR

1ST FLOOR



When property is sold, the seller is responsible for the accuracy of the information provided. The seller is not responsible for the accuracy of the information provided by the buyer. The seller is not responsible for the accuracy of the information provided by the buyer. The seller is not responsible for the accuracy of the information provided by the buyer.

## 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.