

County Estates (Scotland) Ltd 16-18 Mar Street, Alloa, FK10 1HR

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**FIRST FLOOR FLAT** 

**KITCHEN** 

**BATHROOM** 

**BRIGHT LOUNGE** 

PRINCIPAL BEDROOM

DOUBLE GLAZING & ELECTRIC PANEL HEATING







**50A Queen Street,** FK12 5EP

Offers Over £58,000

## **Entrance**

Access to the property is via steps that take you to the white UPVC front door, leading to,

## **Entrance Hallway**

18' 10" x 2' 7" (5.74m x 0.79m)

The entrance hallway has light wood effect laminate flooring and leads to all accommodation it has a storage cupboard that houses the electrics.

### Lounge

12' 3" x 10' 10" (3.73m x 3.30m)

The bright lounge has two double glazed windows, one overlooking the front of the property, the other to the side and leads directly into the kitchen. There is light wood effect laminate flooring.

#### Kitchen

7' 8" x 6' 4" (2.34m x 1.93m)

The kitchen has light wood effect laminate flooring and a double glazed window overlooking the front of the property. There are sage wall and base units with complimentary worktops and a built in electric hob and oven with an extractor hood, and washing machine, (all appliances sold as seen no warranty given) with space for a fridge/freezer.

# **Principal Bedroom**

9'9" x 7'9" (2.97m x 2.36m)

The principal bedroom has light wood effect laminate flooring with a double glazed window overlooking the side of the property. There is a large storage cupboard that houses the hot water tank.

## **Bathroom**

7' 8" x 4' 2" (2.34m x 1.27m)

The bathroom has a white suite consisting of a w.c, wash hand basin and bath with an overhead electric shower and glass shower screen, there is also black vinyl tiled flooring.

# Glazing & Heating

The property is double glazed and has electric panel heaters.

GROUND FLOOR



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### **Included Extras**

Included extras are all fixtures and fittings, curtain poles, floor coverings. In the kitchen the built in electric hob, oven, extractor hood and washing machine, all appliances in the kitchen are sold as seen, no warranty given.

# Home report

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





