



SEMI-DETACHED VILLA

TWO DOUBLE BEDROOMS

DINING ROOM

SITUATED IN A HIGHLY SOUGHT AFTER LOCATION

SPACIOUS LOUNGE

DOWNSTAIRS SHOWER ROOM & BATHROOM



74 Claremont
Alloa, FK10 2DH

Offers Over £128,000

Entrance

Access to the property is via a white UPVC door with decorative glazed panel leading to the inner vestibule.

Entrance Vestibule

The welcoming entrance vestibule provides carpeted flooring and access on to all accommodation.

Lounge 15' 9" x 11' 9" (4.80m x 3.58m)

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 storage cupboard which houses the electrics. An internal glazed panel door provides access to the dining room.

Dining Room 15' 3" x 7' 1" (4.64m x 2.16m)

The dining room provides carpeted flooring and two large storage cupboards with shelving. There is also a window overlooking the side of the property, allowing ample natural light. There is also a serving hatch between the dining room and the kitchen. The dining room leads to the rear vestibule which allows access to the kitchen, shower room and rear garden.

Kitchen 12' 4" x 9' 1" (3.76m x 2.77m)

The kitchen provides vinyl flooring and is fitted with a good range of pine wall and base units with complimentary worktops. There is an integrated electric oven, hob, microwave and dishwasher. As well as a integrated fridge and freezer. Alongside this, there is also an under counter washing machine and tumble dryer. The boiler is situated within the kitchen. There is a double glazed window overlooking the rear with a beautiful view of the Ochil hills.

Shower Room 8' 3" x 4' 4" (2.51m x 1.32m)

The downstairs shower room is fitted with vinyl flooring and features a corner cubicle shower, wc and sink with vanity unit. There is an opaque window overlooking the side of the property.

Principal Bedroom 12' 3" x 11' 11" (3.73m x 3.63m)

The generously sized principal bedroom provides carpeted flooring, a large window overlooking the front of the property, a fitted wardrobe, a large storage cupboard and ample space for additional freestanding furniture.

Bedroom Two 10' 8" x 9' 9" (3.25m x 2.97m)

Bedroom two is a good sized room with carpeted flooring and a window overlooking the rear garden with views towards the Ochil hills.

Family Bathroom 7' 1" x 4' 8" (2.16m x 1.42m)

The family bathroom has been fully tiled and fitted with vinyl flooring. It features a bath with overhead shower, vanity sink, w.c, heated towel rail and a mirrored storage cabinet. There is also an opaque window overlooking the side of the property.

Gardens

The private front garden is fully enclosed with a paved path leading to the front entrance door, the side and to the rear of the property. To the rear is a generously sized enclosed garden with a paved patio area, lawn and wooden shed. The rear garden enjoys wonderful views of the Ochil hills. On street parking is available to the front of the property.

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 and floor coverings, light fittings, blinds, curtains and curtain poles. The integrated electric oven, gas hob, microwave, dishwasher, fridge and freezer. The under-counter washing machine and tumble dryer (no warranties on appliances). The wooden shed in the rear garden.

Home Report

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

