



89, Mary Stevenson Drive,  
Alloa, Clackmannanshire FK10 2BQ

Offers Over £199,995

County Estates are delighted to be marketing this exceptional modern extended semi-detached villa situated in a quiet street within Alloa.

This fantastic family home has been beautifully maintained and finished to a high standard throughout. The property comprises of; a welcoming entrance hallway, downstairs w.c, spacious lounge, large open plan kitchen/diner, two bedrooms and a dressing room which could easily be converted back into a third bedroom, as well as an upstairs family shower room. The property further benefits from a private rear garden, front garden and 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

Access to the property is via white UPVC door with glass panels which leads into the entrance hallway.

### Entrance Hallway

The welcoming entrance hallway features luxury vinyl tiling, a window with views to the side of the property and access to the downstairs w.c as well as all other accommodation.

### Downstairs W.C

3' 0" x 2' 5" (0.91m x 0.74m)

The downstairs w.c has been fitted with vinyl flooring and features a w.c and wash hand basin. There is a small opaque window to the front of the property.

### Lounge

11' 9" x 15' 7" (3.58m x 4.75m)

The spacious, front facing lounge features solid oak flooring and a large cupboard with built-in shelving. There is a large window looking out to the front of the property, allowing ample natural light into the room.

### Kitchen

8' 5" x 8' 2" (2.56m x 2.49m)

The generously sized kitchen has been fitted with tiled walls and vinyl flooring. The kitchen features a good range of white wall and base units with complimentary quartz worktops. There is an integrated fridge, freezer and an electric oven with gas hob, alongside space for a washing machine, tumble dryer and small drinks fridge. A large window overlooks the rear of the property into the garden. The kitchen further benefits from a welcoming dining area which is undoubtedly the focal point of this beautiful home.

### Dining Room

13' 0" x 8' 2" (3.96m x 2.49m)

The dining room has been fitted with solid oak flooring, a feature brick wall to the rear, feature lighting on the ceiling and space for a wood burning stove. This room provides ample space for a family dining table. There is a window overlooking the rear of the property allowing natural light into the room. A UPVC door with opaque glass window leads to the rear garden.





**Principal Bedroom** 12' 7" x 8' 9" (3.83m x 2.66m)

The principal bedroom has a large window overlooking the front of the property, it is carpeted and has double mirrored wardrobes fitted. There is an archway leading into the dressing room which was previously a bedroom.

**Dressing Room** 9' 3" x 6' 4" (2.82m x 1.93m)

The dressing room can be accessed via an archway from the principal bedroom. The dressing room is carpeted and has fitted wardrobes and a vanity unit, providing ample storage space. There is one window overlooking the front of the property. Previously, this was a bedroom, the original bedroom door is still there so could easily be converted back.

**Bedroom Two** 7' 10" x 8' 10" (2.39m x 2.69m)

Bedroom two features carpeted flooring and a fitted wardrobe. It offers ample space for freestanding furniture. A window provides gorgeous views over the rear garden.

**Family Shower Room** 5' 8" x 6' 2" (1.73m x 1.88m)

The family shower room features modern wet wall and tiled flooring. There is a corner cubicle with overhead shower, w.c and a sink with vanity unit fitted the full length of the wall. There is an opaque window overlooking the rear of the property.

**Gardens & Driveway**

This property boasts a fully enclosed, private rear and side garden. Access is available through a secured gate at the front, leading around the side and into the rear garden. The spacious rear garden is perfect for entertaining friends and family. The side garden has space for a large wooden shed and there is a log shed for storage of firewood. The front garden features a lawn with a stone chip border and a monoblock driveway.



## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles, light fittings and solar panels. The integrated fridge/freezer and an electric oven with gas hob within the kitchen. The log shed within the side garden.

## Negotiable Extras

The negotiable extras in the property are: The log burning stove within the dining room, as well as the pergola, summerhouse and outdoor w.c within the rear 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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