



37, Church Street,
Alloa, Clackmannanshire FK10 1DH

Offers Over £249,995

County Estates are delighted to present to the market this traditional end of terrace villa situated in the sought after residential area of Church Street within the town of Alloa.

Classically styled Victorian villa which has excellent room dimensions and an array of original period features which include cornicing, ceiling roses, stained glass window and door and a traditional fireplace. The property comprises of: Entrance vestibule, entrance hallway, bright and spacious lounge, separate dining room/3rd bedroom, rear hallway/utility area, W.C and a fitted kitchen. On the upper level there are two large double bedrooms, a dressing room, family bathroom and a separate shower room. The property benefits from a large cellar, private gardens to the front and rear and a driveway providing off street parking.

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 a dark grey hardwood door with half moon glazing, leading to:

Vestibule 4' 11" x 4' 4" (1.50m x 1.32m)

Carpeted entrance vestibule with beautiful stained glass door leading to the entrance hallway.

Entrance Hallway

Carpeted entrance hallway with a corbel archway and a built-in storage cupboard. Access to the dining room, lounge and the staircase to the upper level.

Dining Room/Downstairs 3rd Bedroom

12' 10" x 11' 1" (3.91m x 3.38m)

The spacious dining room has a window overlooking the rear garden, wooden flooring, an alcove area and a built-in storage cupboard which houses the boiler. This room could easily be used as a downstairs bedroom. Access to the rear hallway.

Rear Hallway/Utility Area

The rear hallway has space for a tumble dryer, with a door leading to the rear garden and access to the large cellar, W.C and the kitchen.

W.C 4' 3" x 2' 10" (1.29m x 0.86m)

Downstairs W.C which is partially tiled with a w.c, wash hand basin and a beautiful stained glass window.

Fitted Kitchen 9' 6" x 7' 7" (2.89m x 2.31m)

Country style kitchen with a good range of cream wall and base units with solid oak worktops, a built-in oven with gas hob and an extractor fan above. There is an integrated dishwasher, washing machine and fridge, tiled splashback, vinyl flooring and two windows overlooking the side and the rear of the property.

Lounge 14' 4" x 13' 10" (4.37m x 4.21m)

Bright, spacious lounge with a bay window to the front of the property, carpeted flooring, a large mahogany fireplace with cream marble effect surround, hearth and gas fire and a built-in storage cupboard housing the electrics.





Upper Hallway

The carpeted upper hallway provides access to all the upper accommodation and the loft.

Family Bathroom 9' 6" x 7' 6" (2.89m x 2.28m)

Good size family bathroom with white w.c, wash hand basin, bidi and a traditional cast iron, roll top bath. There is a window overlooking the rear and a tiled floor.

Shower Room 6' 6" x 3' 0" (1.98m x 0.91m)

Separate shower room which is partially tiled with a shower enclosure and a rainfall shower.

Principal Bedroom 13' 1" x 11' 7" (3.98m x 3.53m)

Generous size principal bedroom with carpeted flooring, a window overlooking the rear and a built-in storage cupboard.

Bedroom 2 14' 4" x 11' 7" (4.37m x 3.53m)

Second double bedroom to the front of the property with a built-in storage cupboard, original cast iron fireplace and carpeted flooring.

Dressing Room 9' 11" x 6' 4" (3.02m x 1.93m)

The dressing room has carpeted flooring and a large walk-in storage cupboard.

Heating & Glazing

The property has a gas central heating system and is single glazed with beautiful original sash windows.



Gardens

There is an easily maintained garden with slate chips to the front and a fully enclosed rear garden which is mainly laid with lawn, a paved seating area with plants, shrubs and fruit trees.

Driveway

Paved driveway to the front of the property provides off-street parking for two vehicles with gates leading to the rear garden.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven, gas hob and extractor fan above, the integrated washing machine, fridge and dishwasher in the kitchen and the gas fire with mahogany fireplace in the lounge.

