



9, Berryfield Crescent,
Alva, FK12 5FB

OFFERS OVER £262,000

County Estates are delighted to be marketing this fantastic three bedroom detached family home ideally situated in a popular residential area of Alva.

This immaculately presented property provides modern living space formed over two levels and is presented in walk-in condition. Accommodation comprises of; a welcome entrance vestibule, w.c, spacious lounge and a large dining kitchen with French doors leading out to the rear. On the upper level there are three good size double bedrooms (principal with en-suite shower room) and a family bathroom. The property benefits from a mono-blocked driveway leading to a single garage and a fully enclosed garden to the rear with views towards the Ochil Hills.

Alva is a village nestled at the foot of the Ochil Hills providing plenty of local amenities including a post office, a variety of local shops and health centre. Leisure facilities include parks, Alva Golf Course and the Mill Trail Visitors Centre. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white UPVC door with glazed panels leading to the entrance vestibule.

Entrance Vestibule

The welcoming entrance vestibule provides carpeted flooring and gives access to the w.c, lounge, dining kitchen and staircase to the upper level.

W.C. 6' 8" x 3' 5" (2.03m x 1.04m)

The downstairs cloakroom provides a w.c, wash hand basin and an opaque window.

Lounge 14' 9" x 12' 5" (4.49m x 3.78m)

The bright, spacious lounge provides carpeted flooring, a built in storage cupboard which houses the electrics and a large double glazed window overlooking the rear garden. The lounge leads on to the kitchen.

Kitchen Diner 12' 6" x 11' 9" (3.81m x 3.58m)

The generously sized kitchen diner is undoubtedly the focal point of this beautiful family home. It has been fully fitted with a range of neutral wall and base units, complimentary dark worktops and feature vinyl flooring.

There is an integrated electric oven, microwave, induction hob, dishwasher and washing machine. The kitchen further benefits from ample space for a dining table with French doors leading out to the rear garden.

Upper Hallway

The upper hallway provides carpeted flooring, a large storage cupboard and gives access to all accommodation and the loft.

Principal Bedroom 15' 1" x 11' 9" (4.59m x 3.58m)

The generously sized principal bedroom provides carpeted flooring, two built-in double wardrobes, space for additional freestanding furniture and a window overlooking the rear garden with views towards the Ochil Hills. The principal bedroom further benefits from an en-suite shower room.

Principal En-Suite 6' 6" x 5' 7" (1.98m x 1.70m)

The principal en-suite shower room has been partially tiled and provides a large shower cubicle, w.c, wash hand basin and an opaque window to the side of the property.





Bedroom Two 11' 8" x 9' 10" (3.55m x 2.99m)

Bedroom two is a fantastic double bedroom providing carpeted flooring, fitted double wardrobes and a Juliet balcony overlooking the front of the property allowing an abundance of natural light.

Bedroom Three 10' 7" x 9' 0" (3.22m x 2.74m)

Bedroom three provides carpeted flooring, fitted double wardrobes, space for additional freestanding furniture and a window overlooking the rear garden.

Family Bathroom 8' 7" x 6' 5" (2.61m x 1.95m)

The family bathroom has been partially tiled and comprises of a bath, a separate shower cubicle, w.c, wash hand basin and two opaque windows overlooking the front of the property.

Driveway & Garage

The property benefits from a large private monoblocked driveway providing off-street parking for two vehicles. The driveway leads to the single garage which provides power and light.

Gardens

The front garden has a laid to lawn area and a paved path leading to the front entrance and another to the side which gives access to the rear garden. To the rear is a fully enclosed private garden with a well-kept lawn, paved patio and wonderful views towards the Ochil Hills. The property further benefits from solar panels.



Heating & Glazing

This property benefits from a gas central heating system and is double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings (exclusion of bathroom cabinets & curtain poles), carpets and floor coverings and the blinds in the kitchen, hall and w.c. The integrated electric oven, microwave, induction hob, dishwasher and washing machine.

Negotiable Extras

The negotiable extras are; the pelmets in the lounge and the light fitments in the kitchen.

Home Report

To view the home report for this property please contact our office; admin@county-estates.net



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