



**SEMI-DETACHED VILLA**

**LOCATED IN A QUIET CUL-DE-SAC**

**SPACIOUS LOUNGE WITH DINING AREA**

**TWO DOUBLE BEDROOMS**

**KITCHEN**

**SHOWER ROOM**

**GARDENS TO FRONT & REAR**

**PRIVATE DRIVEWAY**



**59 Brookfield Place**  
Alva, FK12 5AB

**Offers Over £129,000**



## Entrance

Access to the property is via a white UPVC door with decorative glazed panel. Leading to;

## Entrance Vestibule

The entrance vestibule provides carpeted flooring, a built-in storage cupboard which houses the electrics and gives access on to all accommodation.

## Lounge/Diner *19' 10" x 10' 5" (6.04m x 3.17m)*

The spacious lounge provides carpeted flooring, dual aspect double glazed windows, a built-in storage cupboard and ample space for a dining table and chairs. The kitchen can be accessed via an alcove from the lounge.

## Kitchen *8' 5" x 6' 6" (2.56m x 1.98m)*

The kitchen provides a range of white wall and base units, an under-counter fridge and washing machine and a freestanding electric cooker. There is a double glazed window overlooking the side of the property and a white UPVC door with glazed panel provides access out to the rear garden.

## Upper Hallway

The upper hallway has carpeted flooring with a window to the side and provides access to all the upper accommodation and loft.

## Principal Bedroom *10' 1" x 9' 2" (3.07m x 2.79m)*

The principal bedroom overlooking the front of the property provides carpeted flooring, a built-in storage cupboard and ample space for additional freestanding furniture.

## Bedroom Two *10' 4" x 8' 0" (3.15m x 2.44m)*

The second double bedroom provides carpeted flooring and a double glazed window overlooking the rear garden.



## Shower Room *7' 2" x 4' 2" (2.18m x 1.27m)*

The shower room has been fully tiled and provides a large shower cubicle, wash hand basin and w.c. There is an opaque window to the rear.

## Gardens & Driveway

The low maintenance front garden provides stone chips and paved path leading to the front entrance door. There is a large private driveway and a side gate which gives access to the rear. The fully enclosed private rear garden provides a lawn with garden borders and a paved patio area.

## Heating & Glazing

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

## Included Extras

Included in the sale of the property are all carpet and floor coverings, light fittings, blinds, curtains and curtain poles. The washing machine, electric cooker and fridge (No guarantees or warranties on appliances)

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

