County Estates

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GROUND FLOOR FLAT

CENTRAL LOCATION

TWO BEDROOMS

FITTED KITCHEN

BRIGHT SPACIOUS LOUNGE

SHOWER ROOM

RESIDENTS PARKING

COMMUNAL GARDENS & DRYING GREEN

27 Tulligarth Park
Alloa, FK10 2DD

OFFERS OVER £88,000

Entrance

Access to the property is via a secure door entry system leading to a well maintained communal close. Entrance to the property is via a solid hardwood door which leads to the welcoming entrance hallway.

Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a large walk-in storage cupboard which houses the electrics and access on to all accommodation.

Lounge *16' 3" x 11' 3" (4.95m x 3.43m)*

The bright and spacious lounge provides carpeted flooring and two double-glazed windows overlooking the side of the property. The lounge leads on to the kitchen.

Kitchen *11' 2" x 7' 5" (3.40m x 2.26m)*

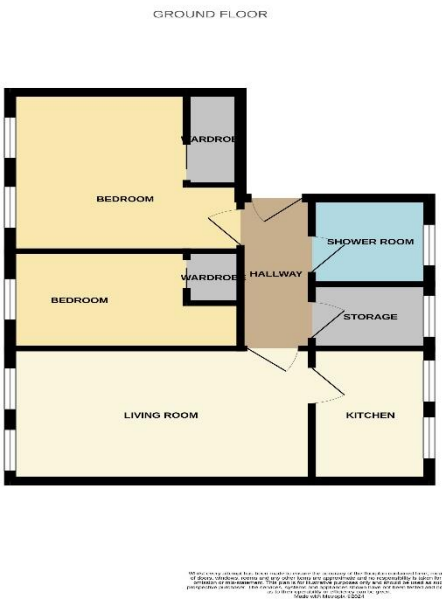
The kitchen has been fully fitted with a range of wall and base units, complimentary worktops, tiles and flooring. There is a freestanding gas cooker, fridge/freezer and an under-counter washing machine. There are two double-glazed windows overlooking the side of the property.

Principal Bedroom *12' 11" x 12' 6" (3.93m x 3.81m)*

The generously sized principal bedroom provides carpeted flooring, triple fitted wardrobes with sliding mirrored doors and two double-glazed windows overlooking the side of the property.

Bedroom Two *12' 9" x 6' 10" (3.88m x 2.08m)*

Bedroom two provides carpeted flooring, double fitted wardrobes with sliding doors and a double-glazed window overlooking the side of the property.



Shower Room *6' 0" x 5' 2" (1.83m x 1.57m)*

The fully tiled shower room comprises of a corner shower cubicle, wash hand basin with vanity unit and w.c. There is an opaque window and a heated chrome towel rail.

Communal Areas

The property provides communal gardens and a drying green.

Parking

The property provides ample residents parking.

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 fixtures and fittings, carpets and floor coverings, light fitments, blinds, curtains and curtain poles. The cooker, fridge freezer and washing machine (No guarantees or warranties on appliances). There is a factor fee associated with this property which is approx £95 per month including building insurance.

Home Report

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

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.