



SPACIOUS SEMI-DETACHED VILLA

FITTED KITCHEN

TWO DOUBLE BEDROOMS & BOX ROOM

CHAIN FREE

BRIGHT, GOOD SIZE LOUNGE

FANTASTIC VIEWS

GARDENS TO FRONT & REAR

DRIVEWAY TO THE SIDE



36 The Nebit
Alva, FK12 5DH

Offers Over £103,500

Entrance

Access to the property is via a dark wood effect UPVC door with an opaque glazing panel.

Entrance Hallway

7' 11" x 4' 7" (2.41m x 1.40m)

Entrance hallway with grey laminate flooring and an under-stair storage cupboard which houses the electrics. Access is provided to the lounge, kitchen and staircase to the upper level.

Lounge

18' 2" x 11' 0" (5.53m x 3.35m)

Bright, good size lounge with two large windows overlooking the front and a further window to the rear with lovely views. Marble effect fire surround and hearth, mahogany fireplace and grey laminate flooring.

Fitted Kitchen

9' 7" x 9' 6" (2.92m x 2.89m)

The fitted kitchen is to the rear of the property and has views towards the Ochil Hills. There is a good range of white wall and base units with a range cooker, washing machine, tumble dryer and a door leading directly to the rear garden.

Upper Hallway

Carpeted upper hallway with a small obscure window to the side, providing access to all the upper accommodation and the loft.

Principal Bedroom

11' 2" x 8' 10" (3.40m x 2.69m)

Spacious principal bedroom overlooking the rear with fantastic views and benefitting from built-in wardrobes with storage above.

Bedroom 2

13' 4" x 8' 8" (4.06m x 2.64m)

Second good size double bedroom to the front of the property with carpeted flooring and ample room for free-standing furniture.

Box Room

5' 9" x 4' 11" (1.75m x 1.50m)

Box room with carpeted flooring and a small window to the side.

Family Bathroom

5' 7" x 5' 0" (1.70m x 1.52m)

The family bathroom has a white three piece suite and a thermostatic shower over the bath, opaque window to the rear, vinyl flooring and modern wet-wall panelling.

Heating & Glazing

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

Gardens

Private front garden laid with stone chips and shrubs. The fully enclosed rear garden has lovely views towards the Ochil Hills, with a section laid to lawn and paved and stone chipped seating areas and a wooden garden shed.

Driveway

There is a paved and chipped driveway to the side of the property providing off-street parking.

Included Extras

Included in the sale of the property are all fixtures and fittings, curtain poles, carpets and floor coverings. The range cooker, tumble dryer and washing machine. Also the wooden garden shed.

