



103, Caledonian Road,  
Alloa, Clackmannanshire FK10 1NS

Offers Over £262,500



County Estates are delighted to be marketing this fantastic three-bedroom detached chalet villa ideally located in a popular residential area of Alloa.

This beautifully presented home provides flexible family living formed over two levels comprising of; an entrance hallway, downstairs w.c, open plan lounge/diner, sunroom, fully fitted kitchen, three bedrooms (one on the lower level) and a family bathroom. The property further benefits from front and rear gardens, a large monoblocked driveway and a garage.

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

Entrance to the property is via a white UPVC door with glazed panels leading to the entrance hallway.

### Entrance Hallway

The welcoming entrance hallway provides tiled flooring, access to all lower accommodation and stairs to the upper level.

### Lounge 15' 7" x 11' 7" (4.75m x 3.53m)

The bright and spacious front facing lounge provides laminate flooring and a large window allowing ample natural light. The lounge flows through to the dining room.

### Dining Room 12' 0" x 9' 3" (3.65m x 2.82m)

The dining room has space for a family dining table, space for additional freestanding furniture and provides a handy storage cupboard. The sunroom can be accessed via internal patio doors.

### Sunroom 10' 7" x 9' 3" (3.22m x 2.82m)

The sunroom provides a versatile space overlooking the rear garden.

### W.C 5' 9" x 2' 11" (1.75m x 0.89m)

The downstairs w.c has been fully tiled and provides a w.c and wash hand basin. There is a small opaque window to the front of the property.

### Kitchen 11' 9" x 8' 0" (3.58m x 2.44m)

The modern kitchen has been fully fitted with a range of white high gloss wall and base units, complimentary worktops and tiled flooring. There is an integrated electric oven and gas hob with extractor hood above, an under-counter washing machine, dishwasher and a freestanding fridge freezer. The kitchen further benefits from ceiling spotlights, feature under-counter lighting. There is a double-glazed window overlooking the rear and a white UPVC door gives access out to the garden.

### Bedroom Three 9' 3" x 8' 11" (2.82m x 2.72m)

Bedroom three on the lower level with neutral décor, carpeted flooring and a double-glazed window overlooking the front of the property.







## Upper Hallway

The upper hallway provides carpeted flooring, double fitted storage cupboard, access to all upper accommodation and the loft which has been partially floored.

## Principal Bedroom 12' 8" x 9' 11" (3.86m x 3.02m)

The principal bedroom provides carpeted flooring, stylish fitted wardrobes with sliding doors, ample space for additional freestanding storage and a double-glazed window overlooking the front of the property.

## Bedroom Two 12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom two is a good sized double room with carpeted flooring, triple fitted wardrobes with sliding doors and a double-glazed window overlooking the rear garden.

## Family Bathroom 8' 5" x 5' 2" (2.56m x 1.57m)

The modern family bathroom has been partially tiled and comprises of a jacuzzi bath, a separate corner shower cubicle with double rainfall shower, wash hand basin and w.c. There is a heated towel rail, ceiling spotlights and a decorative opaque glazed window.

## Gardens, Driveway & Garage

The enclosed front garden provides stone chips with decorative shrubs and plants and gives access to the large monoblocked driveway which leads to side entrance to the property and the rear garden. To the rear, the monoblocked driveway continues leading to the single garage which provides an electric door. The low maintenance rear garden is fully enclosed providing the perfect place for entertaining friends and family.





## Included Extras

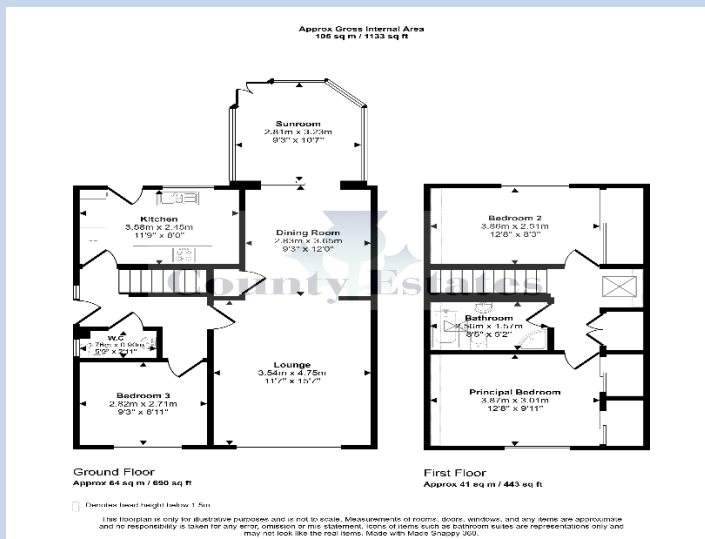
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. The integrated electric oven and gas hob, under-counter washing machine, dishwasher and freestanding fridge freezer (No guarantees or warranties on appliances).

## Negotiable Extras

The negotiable extras include; the pelmets throughout the property, the dining room furniture, bedroom two furniture and the drawers from the principal bedroom.

## Heating & Glazing

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



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