



**TRADITIONAL MID-TERRACED COTTAGE**

**RARELY AVAILABLE**

**THREE WELL-PROPORTIONED BEDROOMS**

**OPEN PLAN KITCHEN/DINER**

**GENEROUSLY SIZED LOUNGE**

**BATHROOM**

**W.C**

**COMMUNAL GARDEN**



**2 Leishman Square, James Street**  
Alva, FK12 5AF

**Offers Over £134,000**



## Entrance

Entrance to the property is via a UPVC door with glazed panel leading to the entrance vestibule. The hallway is accessed via an internal glazed panel door.

## Entrance Hallway

The entrance hallway provides carpeted flooring, double fitted storage cupboards with sliding doors and access on to all accommodation.

## Lounge 15' 5" x 13' 2" (4.70m x 4.01m)

The generously sized lounge provides carpeted flooring, a gas fire with surround, a storage cupboard which houses the electrics and water tank and a double-glazed window overlooking the front of the property.

## Kitchen/Diner 11' 0" x 14' 0" (3.35m x 4.26m)

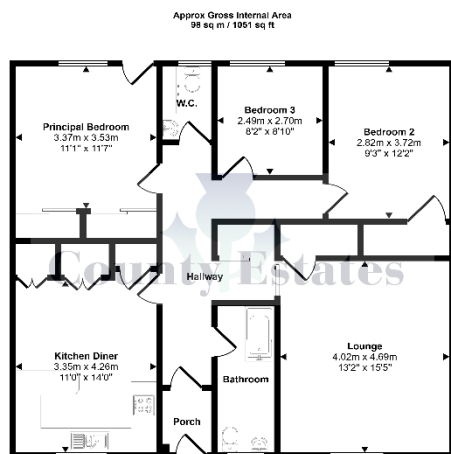
The spacious open plan kitchen/diner has been fully fitted with a good range of wall and base unit, complementary worktops, splashback tiles and vinyl flooring. There is a freestanding gas cooker and tumble drier with space for an under-counter washing machine and a freestanding fridge/freezer. There is a double-glazed window overlooking the front of the property, an alcove with shelving and three fitted storage cupboards. The dining area provides ample space for a family dining table.

## W.C.

The cloakroom provides a w.c, wash hand basin, two double fitted storage cupboards with sliding doors and an opaque window to the rear.

## Principal Bedroom 11' 7" x 11' 1" (3.53m x 3.38m)

The principal bedroom provides carpeted flooring, two double fitted wardrobes with sliding doors, a shelved storage cupboard, ample space for additional freestanding furniture and a double-glazed window overlooking the rear.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Mafie Snappy 300.

## Bedroom Two 12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom two with laminate flooring, built in storage, a shelved storage cupboard and a window to the rear.

## Bedroom Three 8' 10" x 8' 2" (2.69m x 2.49m)

Bedroom three with carpeted flooring, space for freestanding furniture and a window to the rear.

## Bathroom

The bathroom has been partially fitted with wet walling and provides a bath with overhead shower and a w.c and wash hand basin with vanity unit. There is also a small, mirrored cabinet, a heated chrome towel rail and an opaque window to the front of the property.

## Garden

The property provides a communal drying green and a shared brick outbuilding for storage.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The gas fire in lounge. The gas cooker and tumble drier (No guarantees or warranties on appliances).

## Heating & Glazing

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



## 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.