



**SPACIOUS END TERRACE VILLA**

**FITTED KITCHEN**

**MODERN FAMILY SHOWER ROOM**

**DRIVEWAY**

**GOOD SIZE LOUNGE WITH DINING AREA**

**TWO DOUBLE BEDROOMS**

**PRIVATE GARDENS TO THE FRONT & REAR**

**GAS CENTRAL HEATING/DOUBLE GLAZING**



**27 Dovecot Road**  
Alloa, FK10 2QY

**Offers Over £118,500**

## Entrance

Access to the property is via a white UPVC door with decorative glazing panel.

## Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard which houses the electrics. Access is provided to the lounge and staircase to the upper level.

## Lounge/Diner

19' 3" x 11' 2" (5.86m x 3.40m)

Good size lounge with dual aspect windows overlooking the front and the rear of the property. There is a traditional wood burning stove with a brick surround, grey laminate flooring and ample room for a dining table and chairs. Access is provided to the kitchen.

## Fitted Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)

The fitted kitchen overlooks the rear of the property and has a good range of white, high gloss wall and base units with contrasting black worktops, partially tiled splashback and vinyl flooring. Built-in electric oven, gas hob and a fridge/freezer. There is space for a dishwasher, washing machine and a door leading to the rear garden.

## Upper Hallway

Carpeted upper hallway with two windows overlooking the side. Access to all upper accommodation and the loft.

## Principal Bedroom

14' 6" x 9' 5" (4.42m x 2.87m)

Good size principal bedroom has two windows to the front, grey laminate flooring, a storage cupboard and built-in wardrobes with mirror sliding doors.

## Bedroom 2

13' 4" x 9' 5" (4.06m x 2.87m)

Bedroom two is a further double bedroom to the rear with laminate flooring and two storage cupboards, one which houses the boiler.

## Family Shower room

6' 4" x 5' 9" (1.93m x 1.75m)

Modern family shower room which has stylish tile effect wet wall panelling, vinyl click flooring and a vanity sink unit, w.c and a walk-in shower enclosure with a rainfall shower.

## Heating & Glazing

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

## Gardens

The private front garden is laid with stone chips and a paved pathway leads to the front door entrance and continues to give access to the rear garden. Fully enclosed rear garden is laid to lawn with a paved seating area, coal cellar and wooden garden shed.

## Driveway

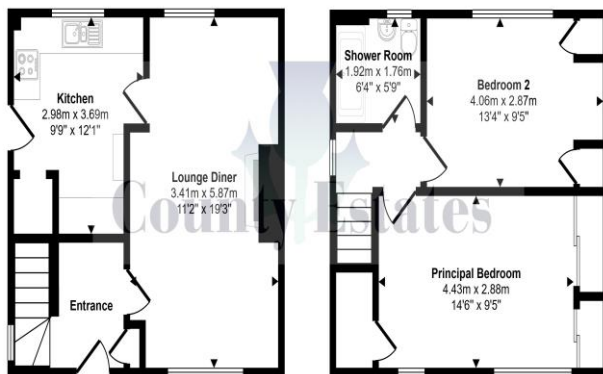
There is a paved driveway to the side of the property and a stone chipped area providing further parking.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. The gas hob, electric oven and fridge/freezer in the kitchen and the wooden garden shed in the rear garden.



Approx Gross Internal Area  
72 sq m / 774 sq ft



Ground Floor  
Approx 36 sq m / 388 sq ft

First Floor  
Approx 36 sq m / 385 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.