



21, Nevis Crescent
Alloa, Clackmannanshire FK10 2BL

OFFERS OVER £214,000

County Estates are delighted to welcome to the market this fantastic semi-detached villa ideally situated in a popular residential area of Alloa.

This beautifully presented family home comprises of; a welcoming entrance hallway with storage, an open plan lounge diner, a fully fitted kitchen, a lower-level bedroom and a w.c. The upper level provides two well-proportioned bedrooms and a modern family shower room. The property further benefits from a large private driveway, garage and gardens to the front and rear.

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

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

Entrance Hallway

The welcoming entrance hallway provides laminate flooring, purpose-built under-stair storage, two large storage cupboards (one which houses the electrics), access to all lower accommodation and stairs to the upper level.

Lounge

 15' 5" x 11' 7" (4.70m 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

 11' 6" x 8' 6" (3.50m x 2.59m)

The dining room has space for a family dining table and additional freestanding furniture. The rear garden can be accessed via patio doors.

Kitchen

15' 3" x 8' 2" (4.64m x 2.49m)

The spacious kitchen has been fully fitted with a range of wall and base units, complimentary worktops, splashback tiles and laminate tiled flooring. There is an integrated electric oven and grill, gas hob with extractor hood above and space for an under-counter washing machine, tumble drier and freestanding fridge freezer. There is a large, double-glazed window overlooking the side of the property and a white UPVC door gives access out to the garden.

W.C

8' 4" x 4' 2" (2.54m x 1.27m)

The downstairs cloakroom provides a w.c and wash hand basin with vanity units. There is a small, mirrored cabinet and an opaque window to the side of the property.

Bedroom Three

 9' 6" x 8' 6" (2.89m x 2.59m)

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





Upper Landing

The upper landing gives access to the bedrooms, shower room and loft which can be accessed via a ladder.

Principal Bedroom 12' 0" x 11' 8" (3.65m x 3.55m)

The generously sized principal bedroom provides carpeted flooring, three double fitted wardrobes, ample space for additional freestanding storage and a double-glazed window overlooking the side of the property.

Bedroom Two 13' 0" x 11' 6" (3.96m x 3.50m)

Bedroom two is a good-sized double room with laminate flooring, double fitted wardrobes with sliding mirrored doors and a double-glazed window overlooking the front of the property.

Shower Room 6' 4" x 5' 8" (1.93m x 1.73m)

The modern shower room has been fully tiled provides a large walk-in shower cubicle with double rainfall shower, sink with vanity drawers and a w.c. There is a heated chrome towel rail and an opaque window to the rear.

Gardens, Driveway & Garage

The front garden provides a large monoblocked driveway which leads to the garage and rear garden. There is also an enclosed feature stone chipped area. To the rear is a fully enclosed low maintenance tiered garden with a decorative paved patio.



Heating & Glazing

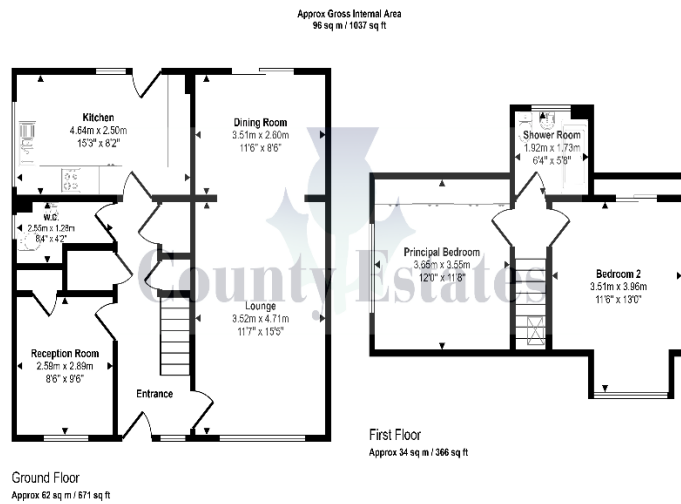
This property benefits from a gas central heating system and is double glazed throughout.

Home Report

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and window shutters. The integrated electric oven, grill and gas hob.



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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net