



WELL PRESENTED UPPER FLAT

MODERN FITTED KITCHEN

STYLISH FAMILY BATHROOM

LOCK UP GARAGE

BRIGHT SPACIOUS LOUNGE

TWO GOOD SIZE DOUBLE BEDROOMS

PRIVATE GARDENS TO THE FRONT & REAR

PARKING AREA



16 The Bryony
Alloa, FK10 2XB

OFFERS OVER
£89,500

Entrance

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

Entrance Vestibule

5' 9" x 3' 6" (1.75m x 1.07m)

Carpeted entrance vestibule with a staircase leading to the upper hallway.

Entrance Hallway

5' 6" x 4' 9" (1.68m x 1.45m)

The carpeted upper hallway has a small storage cupboard housing the electrics and gives access to the lounge, two bedrooms and the family bathroom.

Lounge

15' 1" x 12' 2" (4.59m x 3.71m)

Bright spacious lounge with a large window overlooking the front of the property, laminate flooring and a grey fire place with a coal effect electric fire. Access is provided to the kitchen.

Fitted Kitchen

10' 1" x 6' 6" (3.07m x 1.98m)

Fitted kitchen with a good range of white, high gloss wall and base units and complimentary worktops. There is a built-in oven with a ceramic hob, an integrated fridge/freezer and a washing machine. A large window overlooks the rear of the property and has lovely views towards the Ochil Hills.

Principal Bedroom

12' 0" x 10' 1" (3.65m x 3.07m)

Good size principal bedroom overlooking the front of the property and has carpeted flooring and a built-in double wardrobe with mirror sliding doors and a further storage cupboard.

Bedroom 2

10' 1" x 9' 6" (3.07m x 2.89m)

Second double bedroom is to the rear of the property, has carpeted flooring and benefits from a built-in double wardrobe with sliding doors.

Family Bathroom

6' 5" x 6' 0" (1.95m x 1.83m)

The stylish family bathroom has a white vanity sink unit, w.c and a bath with an electric shower above. There is small opaque windows to the rear and the walls and floor have been tiled.

Heating & Glazing

The property benefits from an electric heating system and is fully double glazed throughout.

Gardens

Private front garden is laid to lawn and has trees and shrubs and there is also a private rear garden area.

Lock up Garage

The property further benefits from a lock up garage in a parking area to the front.

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 built-in oven and ceramic hob, integrated fridge/freezer and washing machine in the kitchen. (No guarantees or warranties on appliances).

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained herein, measurements of ground, fixtures, fittings and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be relied on for any professional purposes. The services, fixtures and appliances shown have not been visited and are shown as they are for general information only. Please refer to the particulars for further details.



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.