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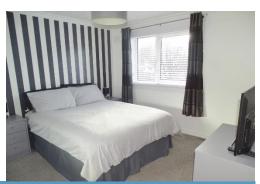


WELL PRESENTED UPPER FLAT
MODERN FITTED KITCHEN
STYLISH FAMILY BATHROOM
LOCK UP GARAGE

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.

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

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

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

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

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.

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

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.

10' 1" x 9' 6" (3.07m x 2.89m) **Bedroom 2**

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

GROUND FLOOR



White every attempt has been made to ensure the accuracy of the Scorpian contained here, measurement of doors, underdoor, sooms and any other learns are approximate and no responsibility is taken for any enter, crossion of non-statement. The plan in the filterature purposes only and should be used as each by any prosperitor personaler. The contents, systems and applications formed to the contents are not pusualised.

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 fitments, 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).



