



17, Redwell Place,
Alloa, Clackmannanshire FK10 2BT

Offers Over £213,000

County Estates are delighted to bring to the market this spacious three-bedroom semi-detached villa ideally situated in the highly sought after location of Redwell Place, Alloa in the prestigious Claremont.

This lovely family home provides accommodation formed over two levels comprising of; a welcoming entrance hallway, spacious lounge, kitchen, dining room, bedroom and shower room on the lower level. The upper level provides two well-proportioned bedrooms. The property further benefits from gardens to the front and rear, a driveway and a garage.

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.

Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a storage cupboard which houses the electrics, access to all lower accommodation and stairs to the upper level.

Lounge 15' 10" x 12' 2" (4.82m x 3.71m)

The spacious lounge provides wooden flooring, a large double-glazed window overlooking the front of the property and a feature gas fire with surround. The dining room can be accessed from the lounge.

Kitchen 15' 9" x 7' 10" (4.80m x 2.39m)

The kitchen has been fully fitted with a range of wall and base units, complementary worktops, splashback tiles and vinyl flooring. There is an integrated oven and five burner gas hob, an under-counter dishwasher and tumble drier with space for a washing machine. There is also space for a freestanding fridge freezer. A double-glazed window overlooks the rear and a UPVC door gives access out to access the garden. The dining room can be accessed from the kitchen.

Dining Room 12' 4" x 8' 7" (3.76m x 2.61m)

The dining room has carpeted flooring and provides space for a family dining table and additional freestanding furniture. There is a large double-glazed window overlooking the rear garden.

Bedroom Three 10' 0" x 8' 8" (3.05m x 2.64m)

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

Family Shower Room 8' 8" x 6' 8" (2.64m x 2.03m)

The family shower room has been partially tiled and provides a large walk-in shower cubicle, a vanity sink and w.c. There is an opaque window overlooking the side of the property.

Upper Landing

The upper landing provides carpeted flooring and gives access to the bedrooms. There is also a storage cupboard with access to the eaves for storage.





Principal Bedroom 20' 7" x 12' 5" (6.27m x 3.78m)

The generously sized principal bedroom provides carpeted flooring, a storage cupboard with access to the eaves, ample space for additional freestanding furniture and a double-glazed window overlooking the front of the property with fantastic views.

Bedroom Two 14' 9" x 10' 0" (4.49m x 3.05m)

Bedroom two provides carpeted flooring, two double fitted storage cupboards, space for additional freestanding furniture and a double-glazed window overlooking the side of the property with lovely views.

Gardens

The private front garden has an array of plants and shrubs with steps leading to the front door entrance. To the rear is a fully enclosed tiered garden with two paved patio areas and a large lawn. There are two sheds for storage. A side gate leads to the driveway.

Driveway & Garage

There is a private driveway for off-street parking which leads to a single garage with power and light.



Included Extras

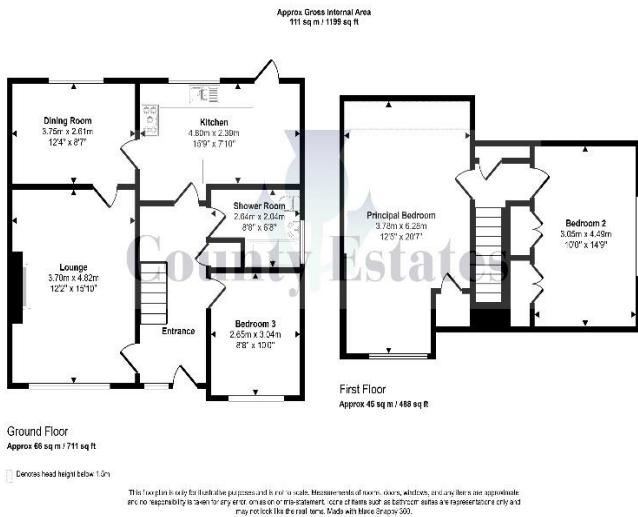
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and various blinds. The integrated electric oven and gas hob, the dishwasher and tumble drier (No guarantees or warranties on appliances). The wardrobes from the principal bedroom. The garden sheds.

Heating & Glazing

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

Home Report

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

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