



MODERN FIRST FLOOR FLAT

BRIGHT SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

EN-SUITE

DESIRABLE LOCALE

FITTED BREAKFASTING KITCHEN

FAMILY BATHROOM

COMMUNAL GARDENS/PRIVATE PARKING



4 Delaney Court
Alloa, FK10 1RB

Offers Over £123,500

Entrance

Entrance to the property is via a secure door entry system.

Private Entrance

Private entrance is via a white composite door.

Hallway

Welcoming entrance hallway with two storage cupboards one housing the electrics. Access is provided to all of the accommodation.

Fitted Kitchen

11' 3" x 7' 10" (3.43m x 2.39m)

Modern fitted breakfasting kitchen which overlooks the rear of the property and has light beech effect wall and base units, splash back tiling and flooring, built-in oven with gas hob and ample space for a fridge/freezer, washing machine and breakfasting table.

Bedroom 2

10' 11" x 8' 1" (3.32m x 2.46m)

Good size second double bedroom with storage cupboard and a double glazed window overlooking the front of the property.

Family Bathroom

13' 3" x 5' 3" (4.04m x 1.60m)

Modern family bathroom which is partially tiled with a white three piece suite, an electric shower over the bath and a storage cupboard.

Lounge

16' 3" x 11' 10" (4.95m x 3.60m)

Bright and spacious lounge with carpeted flooring and a feature bay window overlooking the front of the property with a further window to the side.

Principal Bedroom

11' 9" x 8' 9" (3.58m x 2.66m)

Spacious principal bedroom with en-suite, built-in double wardrobe with mirrored sliding doors, room for free standing furniture and two windows overlooking the rear and side of the property.

En-Suite

7' 6" x 5' 3" (2.28m x 1.60m)

Modern en-suite with a white two piece suite, tiled shower enclosure with thermostatic shower and chrome accessories.

Heating & Glazing

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

Gardens

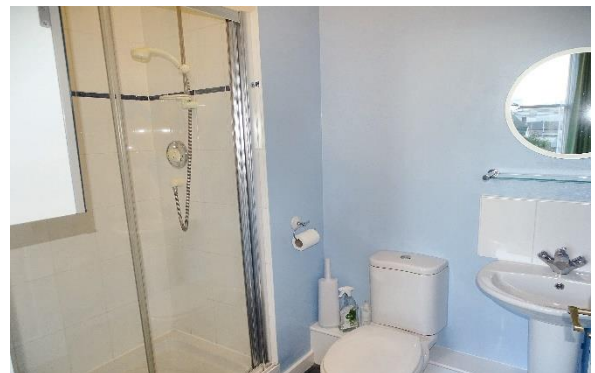
The property benefits from a communal garden area which is mainly laid to lawn.

Parking

The property has a private parking space to the rear.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains, curtain poles, blinds, light fittings, bathroom accessories and the built-in oven with gas hob in the kitchen.



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.