



1, James Street,
Alva, Clackmannanshire FK12 5AL

Offers Over £169,995

County Estates are pleased to bring to the market this well presented, traditional detached bungalow ideally located in the picturesque village of Alva, offering flexible one-level living.

The property offers a welcoming entrance hallway, an open-plan lounge with original feature stone wall, a fully equipped kitchen, two spacious double bedrooms, and a modern shower room. Additional highlights include a private south-facing garden and a convenient driveway.

Alva is a village nestled at the foot of the Ochil Hills providing plenty of local amenities including a post office, a variety of local shops and health centre. Leisure facilities include parks, Alva Golf Course and the Mill Trail Visitors Centre. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property via brown UPVC door with decorative glazing panel, leading to;

Entrance Hallway

The welcoming entrance hallway provides laminate flooring, a shelved alcove and access on to all accommodation.

Open Plan Lounge 17' 5" x 13' 9" (5.30m x 4.19m)

The open plan lounge provides an original feature stone wall, a log effect electric fire, two shelved alcoves for storage and display space (one of which houses the electrics) and a double-glazed window overlooking the front of the property.

Kitchen

The modern kitchen has been fully fitted with a good range of white high gloss wall and base unit with complementary worktops, splashback and laminate flooring. It also includes an integrated fridge freezer, an under-counter washing machine, and a free-standing gas cooker.

Principal Bedroom 13' 5" x 12' 2" (4.09m x 3.71m)

The spacious principal bedroom provides carpeted flooring, a feature stone wall, and an inset fireplace with an electric log effect fire. Additionally, the room features a generous walk-in storage cupboard and a window to the rear that provides views towards the Ochil Hills.

Bedroom Two 13' 2" x 11' 1" (4.01m x 3.38m)

Bedroom two offers a spacious layout, carpeted flooring and a window that overlooks the rear.

Shower Room 12' 2" x 2' 10" (3.71m x 0.86m)

The contemporary shower room features a spacious walk-in shower enclosure with an electric shower and white sparkle wet wall panelling. It also includes a sink with a vanity unit, w.c and two opaque windows to the side and front.





Garden & Driveway

The property features a fully enclosed south-facing garden that includes a lawn and garden borders, along with a slate-chipped seating area. A shared pathway runs alongside, providing convenient access from the front to the back of the property. Additionally, a spacious stone-chipped driveway at the front can accommodate approximately 2 to 3 vehicles.

Heating & Glazing

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

Included Extras

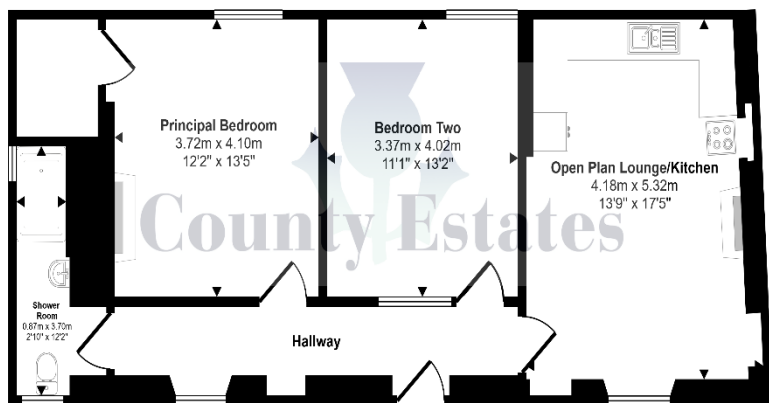
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The integrated fridge freezer, under-counter washing machine and gas cooker (no guarantees or warranties on appliances).

Home Report

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



Approx Gross Internal Area
73 sq m / 789 sq ft



Floorplan

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.



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