



**MID TERRACED VILLA**

**OPEN PLAN KITCHEN DINING AREA**

**SHOWER ROOM**

**THREE WELL-PROPORTIONED BEDROOMS**

**GENEROUSLY SIZED LOUNGE**

**GARDENS TO THE FRONT & REAR**



**49 Woodburn Drive**  
Alloa, FK10 2HN

**Offers Over £129,000**



## Entrance

Entrance to the property is via a brown UPVC door with glazed panel leading to the entrance vestibule.

## Entrance Vestibule

The carpeted entrance vestibule gives access to the lounge and stairs to the upper level.

## Lounge 16' 1" x 11' 11" (4.90m x 3.63m)

The generously sized lounge features carpeted flooring, a large window overlooking the front of the property, a gas fire with an attractive surround and a convenient under-stair storage cupboard that accommodates the electrics. The lounge provides easy access to the kitchen.

## Dining Room 15' 9" x 7' 9" (4.80m x 2.36m)

The dining area provides space for a family dining table, a handy storage cupboard and provides easy access to the adjoining kitchen and garden.

## Kitchen 9' 2" x 7' 3" (2.79m x 2.21m)

The kitchen is equipped with a range of wall and base units with complementary worktops and laminate flooring. It features an integrated electric double oven, an induction hob with an extractor hood, and offers space for an under-counter washing machine and a freestanding fridge freezer, along with a window providing a view of the rear.

## Principal Bedroom 14' 8" x 7' 9" (4.47m x 2.36m)

The spacious principal bedroom features carpeted flooring, ample space for freestanding furniture and a window that offers a view of the rear garden.

## Bedroom Two 12' 7" x 9' 10" (3.83m x 2.99m)

Bedroom two is a good-sized double room featuring carpeted flooring, a fitted storage cupboard and two windows overlooking the front of the property.

## Bedroom Three 12' 10" x 9' 9" (3.91m x 2.97m)

Bedroom three provides carpeted flooring, two convenient double fitted wardrobes and windows overlooking the front of the property.

## Shower Room 7' 9" x 5' 3" (2.36m x 1.60m)

The shower room offers a large shower enclosure, sink with vanity unit, a w.c. and an opaque rear window.

## Gardens

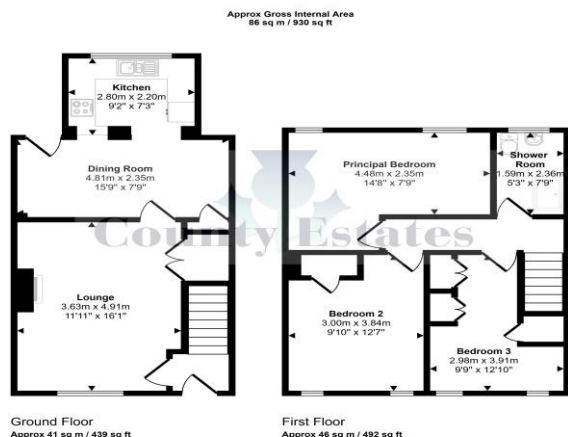
The property features a low maintenance front garden with a lawn and paved path leading to the entrance door. A shared vennel provides access to the rear garden which provides a lawn, stone chips, a wooden decked area and a shed for storage.

## 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 double oven, induction hob and fridge freezer. The wooden shed.

## Heating, Glazing & Solar Panels

This property benefits from a gas central heating system and is double glazed throughout. The boiler was replaced around two years ago. The property further benefits from solar panels.



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 Maple Snaggy 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.