



**WELL MAINTAINED END TERRACE VILLA**

**2 BEDROOMS**

**BOX ROOM**

**SPACIOUS LOUNGE**

**FITTED KITCHEN**

**FAMILY BATHROOM**

**GARDENS TO FRONT & REAR**

**MONO BLOCKED DRIVEWAY TO THE SIDE**



**5 Barnhill Drive**  
Alloa, FK10 2RL

**Offers Over £139,995**



## Entrance

Access to the property is via a dark wood effect UPVC door with decorative glazing panels, leading to:

## Entrance Hallway

 8' 0" x 5' 4" (2.44m x 1.62m)

Welcoming entrance hallway with a built-in storage cupboard and laminate flooring. Access is provided to the lounge and staircase to the upper level.

## Lounge

 18' 11" x 10' 9" (5.76m x 3.27m)

The generous size lounge has dual aspect windows, allowing lots of natural light to come in. There is a feature gas fire with a cream surround, hearth and a beech fireplace. Access is given to the kitchen.

## Fitted Kitchen

 10' 2" x 8' 4" (3.10m x 2.54m)

The fully fitted kitchen overlooks the rear garden and has a good range of wall and base units with contrasting worktops. There is a built-in oven with gas hob, fridge/freezer and space for a washing machine. A further built-in storage cupboard provides additional storage and a door leads to the side of the property.

## Upper Hallway

Carpeted upper hallway with a small window to the front and a further window to the side. Access is provided to all the upper accommodation and the loft.

## Principal Bedroom

 13' 5" x 9' 1" (4.09m x 2.77m)

Spacious double bedroom overlooking the front of the property, with carpeted flooring and ample room for free-standing furniture.

## Bedroom 2

 11' 1" x 9' 1" (3.38m x 2.77m)

Good size second double bedroom to the rear with carpeted flooring, two storage cupboards and a built-in double wardrobe.

## Box Room

 6' 1" x 5' 8" (1.85m x 1.73m)

The box room has a window which overlooks the front and carpeted flooring.

## Family Bathroom

 6' 0" x 5' 6" (1.83m x 1.68m)

The family bathroom is partially tiled with a white three piece suite and an electric shower over the bath. There is an opaque window to the rear and grey, vinyl click flooring.

## Heating & Glazing

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

## Gardens

The private front garden is easily maintained with stone chips and a paved pathway leads to the front door entrance. There is a large, fully enclosed rear garden which is laid to lawn with a decked seating area and a wooden garden shed.

## Driveway

The property features a mono blocked driveway to the side providing off-street parking for approx. 2 vehicles and a coal cellar for additional storage.

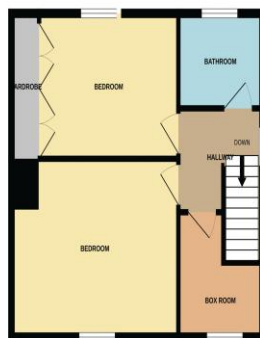
## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The oven, hob and fridge freezer (No guarantees or warranties on appliances). Also included is the wooden garden shed.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan construction, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of sale. Made with Metagen 12/2025

## 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.