



12, Craighorn Road,
Alva, Clackmannanshire FK12 5DN

Offers Over £163,000

County Estates are pleased to present to the market this fantastic three-bedroom semi-detached extended villa ideally situated in a popular residential area of Alva with beautiful views of the Ochil Hills.

This spacious home offers modern living formed across two levels and is presented in walk-in condition. Accommodation comprises of a large lounge, an impressive open-plan kitchen/family room along with a utility room and a w.c. The upper level boasts three bedrooms and is completed with a stylish family shower room. The property further includes front and rear gardens, off-street parking and a generously sized double wooden garage, making it an ideal family home.

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 is via a brown UPVC door with glazed panels leading to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway features beautiful walnut high gloss hardwood flooring which flows through the lower level. There is practical under-stair storage cupboard equipped with shelving and houses the boiler and electrics, easy access to all the lower accommodation as well as stairs leading to the upper level.

Lounge

18' 8" x 11' 4" (5.69m x 3.45m)

The bright and spacious lounge features hardwood flooring, a cosy log burning stove and a large window overlooking the front garden. The lounge flows through to the open plan kitchen to the rear.

Open Plan Kitchen/Family Room

20' 0" x 13' 5" (6.09m x 4.09m)

The impressive open plan kitchen/family room is undoubtedly the focal point of this beautiful family home. The kitchen features modern white high gloss base units with complementary worktops and a stylish breakfast island which provides a pop-up three plug socket with usb ports, extra counter and storage space with bar seating. It includes an induction hob, fan oven, an integrated dishwasher and space for a freestanding fridge freezer. There are Velux windows allowing ample natural light, ceiling spotlights and convenient access to the utility room. The family room provides space to relax with access to the rear garden via French Doors.

Utility Room

8' 1" x 4' 3" (2.46m x 1.29m)

The utility room provides space for an under-counter washing machine and tumble drier along with additional wall units for extra storage. There is also a convenient fitted pantry cupboard.

W.C

5' 3" x 4' 9" (1.60m x 1.45m)

The downstairs cloakroom provides a w.c and wash hand basin.





Principal Bedroom 10' 2" x 9' 2" (3.10m x 2.79m)

The principal bedroom offers carpeted flooring and extensive fitted storage, including double mirrored wardrobes on one side and triple sliding-door wardrobes on the other. Additionally, there is a window overlooking the rear with stunning views towards the Ochil Hills.

Bedroom Two 10' 5" x 7' 4" (3.17m x 2.23m)

Bedroom two provides laminate flooring, double fitted wardrobes with sliding doors and two windows that provide natural light and overlook the front of the property.

Bedroom Three 9' 8" x 5' 1" (2.94m x 1.55m)

Bedroom three provides laminate flooring, space for freestanding furniture and a window overlooking the side of the property towards the garden and surrounding areas.

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

The stylish shower room has been fully tiled and provides a large walk-in shower cubicle with rainfall shower, sink and bidet toilet with vanity unit. There is also a mirror with Bluetooth speaker, a heated towel rail and an opaque rear window.



Gardens, Driveway & Garage

The property features a low maintenance front garden with stone chips which can be utilised to provide off-street parking and a paved path leading to the front entrance. The generously sized and private rear garden, also accessible via a side gate, is mainly laid to lawn with beautiful views towards the Ochil Hills making it the perfect place to relax. Additionally, there is a wooden shed, and a double wooden garage equipped with light and power offering a versatile space and storage solutions. The property also offers rear access to the garage and additional parking provisions.

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 and blinds. The induction hob, fan oven and integrated dishwasher. The wooden shed and garage.

Home Report

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

