



SPACIOUS FIRST FLOOR FLAT

BRIGHT SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

PRIVATE REAR GARDEN

CENTRALLY LOCATED

FITTED KITCHEN

FAMILY BATHROOM

DRIVEWAY



30 Carpenters Wynd
Alloa, FK10 1LY

FIXED PRICE
£104,000

Entrance

Access to the property is via a dark wood effect composite door with opaque glazing panel, leading to:

Entrance Vestibule

Entrance vestibule with laminate flooring, small storage cupboard housing the electrics and a carpeted staircase leading to the entrance hallway.

Entrance Hallway

'L' shaped entrance hallway with a window overlooking the side of the property and a built-in storage cupboard. Access is provided to all the accommodation and the loft.

Lounge 16' 10" x 12' 5" (5.13m x 3.78m)

The bright, spacious lounge has a large window overlooking the front of the property, carpeted flooring and benefits from a built-in storage cupboard.

Fitted Kitchen 8' 9" x 7' 10" (2.66m x 2.39m)

Fitted kitchen with a good range of beech effect wall and base units and complimentary worktops. There is a free-standing cooker and a fridge/freezer with further space for a washing machine and a dishwasher, splashback tiling and tile effect laminate flooring.

Principal Bedroom 12' 3" x 7' 5" (3.73m x 2.26m)

Good size principal bedroom overlooking the rear of the property with laminate flooring and a built-in double wardrobe.

Bedroom 2 12' 0" x 8' 7" (3.65m x 2.61m)

The second double bedroom is to the rear of the property with laminate flooring and a built-in double wardrobe.

Family Bathroom 7' 5" x 5' 7" (2.26m x 1.70m)

Family bathroom with a white three piece suite and an electric shower over the bath. Partially tiled with tile effect laminate flooring, wall mounted storage cupboard and chrome accessories.

Heating & Glazing

The property benefits from an electric heating system and is double glazed throughout.

Gardens

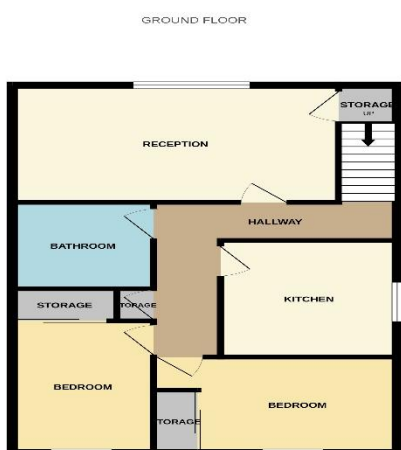
Fully enclosed, private rear garden is laid with paving slabs, stone chips and also a wooden garden shed.

Parking

The property further benefits from a mono blocked driveway to the front of the property providing off-street parking for one vehicle.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. The electric cooker and fridge/freezer (No guarantees or warranties on appliances) and the wooden garden shed.



Whilst every attempt has been made to ensure the accuracy of the information contained here, we make no representation or warranty, express or implied, as to the accuracy, completeness or reliability of the information. We accept no responsibility for any error, omission or any other loss or damage, whether direct or indirect, arising from the use of the information. This place is for information purposes only and should not be used to make any financial or other decisions. The company, together with its agents, is not responsible for any loss or damage of any kind.

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.