



**TRADITIONAL UPPER MAISONETTE**

**GENEROUSLY SIZED LOUNGE**

**BATHROOM**

**THREE BEDROOMS**

**KITCHEN**

**PRINCIPAL BEDROOM WITH W.C**



**44 Cobden Street**  
Alva, FK12 5EZ

**Offers Over £70,000**



Spacious three-bedroom traditional upper maisonette ideally located in the village of Alva. This property provides an excellent opportunity for buyers looking to invest in a renovation project, as it does require internal upgrades and modernisation throughout. The property will be sold in its current condition.

Accommodation comprises of; a spacious hallway with two large walk-in storage cupboards, a generously sized lounge, kitchen and bathroom on the lower level. The upper level provides three good sized bedrooms (principal bedroom with w.c).

Alva is a picturesque village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a post office, banks, 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 is via a private door entry leading directly in to the kitchen.

### Kitchen 8' 8" x 7' 9" (2.64m x 2.36m)

The kitchen is currently fitted with a range of wall and base units, an integrated electric oven with gas hob and space for under-counter appliances.

### Lower Hallway

The lower hallway provides two large walk-in storage cupboards (one of which houses the boiler) access on to all lower accommodation and stairs to the upper level.

### Lounge 15' 8" x 13' 3" (4.77m x 4.04m)

The generously sized lounge provides dual aspect windows with lovely views towards the Ochil Hills.

### Bathroom 7' 9" x 5' 7" (2.36m x 1.70m)

The bathroom on the lower level has been fully tiled and is currently fitted with a bath with overhead shower, w.c and sink. There is an opaque window to the rear and a shelved alcove for storage.

### Principal Bedroom 22' 10" x 9' 6" (6.95m x 2.89m)

Spacious principal bedroom with dual aspect windows and access to a w.c with wash hand basin.

### Bedroom Two 18' 6" x 7' 3" (5.63m x 2.21m)

Bedroom two is another good-sized room with Velux window to the rear.

### Bedroom Three 11' 6" x 8' 9" (3.50m x 2.66m)

Bedroom three provides access to the eaves for storage and two Velux windows to the rear.

### Drying Green

The property provides a shared drying green.

### Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

### Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. All measurements are approximate.

