



WELL PRESENTED GROUND FLOOR FLAT

FITTED KITCHEN

FAMILY BATHROOM

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

PRIVATE GARDENS TO FRONT & REAR



56 Ashley Terrace
Alloa, FK10 2BB

Offers Over £87,995

Entrance

Access is to the side of the property via a white UPVC door with a decorative glazing panel.

Entrance Vestibule

The entrance vestibule has laminate flooring, a large storage cupboard housing the tumble dryer and a fully glazed door leading to the hallway.

Entrance Hallway

The entrance hallway provides access to the kitchen, lounge, principal bedroom and the bathroom.

Lounge 12' 6" x 15' 1" (3.81m x 4.59m)

Bright and spacious lounge overlooking the front of the property with a modern, wall mounted electric fire and carpeted flooring.

Fitted Kitchen 12' 2" x 6' 3" (3.71m x 1.90m)

The fitted kitchen has a good range of oak effect wall and base units with contrasting black worktops. There is a built-in oven with a ceramic hob, a washing machine, a fridge and space for a freezer.

Principal Bedroom 11' 7" x 13' 2" (3.53m x 4.01m)

Generous sized principal bedroom overlooks the rear of the property and has built-in wardrobes and carpeted flooring.

Bedroom 2 9' 2" x 13' 4" (2.79m x 4.06m)

Bedroom 2 is a good sized double bedroom to the rear with carpeted flooring and ample room for free-standing furniture.

Family Bathroom 6' 1" x 5' 10" (1.85m x 1.78m)

Fully tiled family bathroom with a white three piece suite and an electric shower over the bath. There is an opaque window to the side and vinyl flooring.

Heating & Glazing

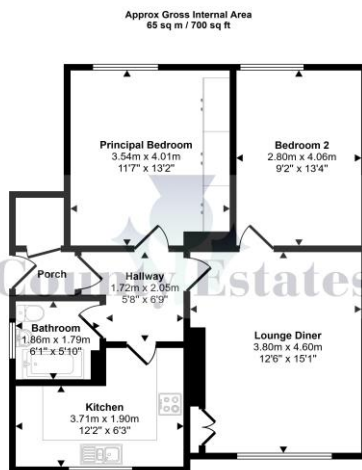
The property benefits from a gas central heating system and is fully double glazed throughout.

Gardens

The property features a private, easily maintained front garden which is laid with stone chips and plants. Communal paved pathway to the side of the property provides access to the side door entrance. The private rear garden is mainly laid to lawn with a raised timber decked seating area and garden shed. There is also a further communal drying area.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, curtain poles, curtains and blinds. Also included is the washing machine and fridge in the kitchen and the tumble dryer in the storage cupboard. (appliances are sold as seen)



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 Made Snappy 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.