



40, Fairyburn Road,
Alloa, Clackmannanshire FK10 2JX

OFFERS OVER £159,995

County Estates is excited to present this beautifully extended semi-detached villa in the sought-after Fairyburn area of Alloa. This family-friendly home boasts a welcoming entrance hallway, a bright lounge, a large dining kitchen, and a family bathroom on the main floor, while the upper level features three generously sized double bedrooms. The floored loft, accessible via a ladder and equipped with lighting and carpets adds additional usable space. The property benefits from a private front garden, a charming south-facing rear garden, and convenient on-street parking.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white UPVC door with a decorative glazing panel, leading to:

Entrance Hallway

The welcoming entrance hallway features solid oak flooring and benefits from an under stair storage cupboard which houses the boiler. Access is provided to the lounge, family bathroom and the staircase to the upper level.

Lounge

13' 1" x 13' 2" (3.98m x 4.01m)

The bright, spacious lounge features a large window overlooking the front of the property with open aspects and a fireplace with an electric fire. Access to the dining kitchen.

Dining Kitchen

12' 8" x 16' 8" (3.86m x 5.08m)

The large dining kitchen has a good range of dark oak effect base units and complimentary worktops, incorporating a built-in oven and hob, a tumble dryer and bench seating. There is ample space for a fridge/freezer, a washing machine and a dining table. The windows overlook the rear garden and a door provides access directly to the garden.

Family Bathroom

6' 6" x 8' 4" (1.98m x 2.54m)

The family bathroom is located downstairs and features a white three piece suite with a corner shower enclosure and an electric shower. There is an opaque window to the rear and has been partially tiled with chrome accessories.

Upper Hallway

The carpeted upper hallway provides access to all upper accommodation and the loft which has a Ramsey ladder and has been floored with carpet and lighting.

Principal Bedroom

15' 1" x 8' 10" (4.59m x 2.69m)

The principal bedroom is a good size double bedroom which has two windows overlooking the front of the property, carpeted flooring and benefits from a built-in wardrobe and a further storage cupboard.





Bedroom 2

10' 3" x 12' 6" (3.12m x 3.81m)

Second double bedroom is to the rear with carpeted flooring and benefits from a built-in double wardrobe with ample room for free-standing furniture.

Bedroom 3

9' 7" x 9' 1" (2.92m x 2.77m)

Third double bedroom is to the rear with carpeted flooring and a built-in storage cupboard.

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 decorative stone chips and wooden planters with a gate to the side providing access to the rear garden. The fully enclosed rear garden benefits from a south facing aspect and has been well designed with raised timber decked seating areas and lawn section with garden borders. There is a lovely summerhouse which has been insulated and has power and a further wooden garden shed.

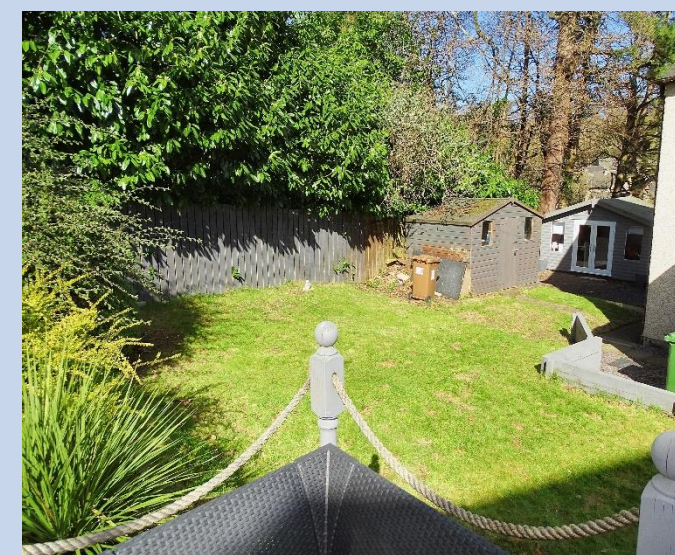
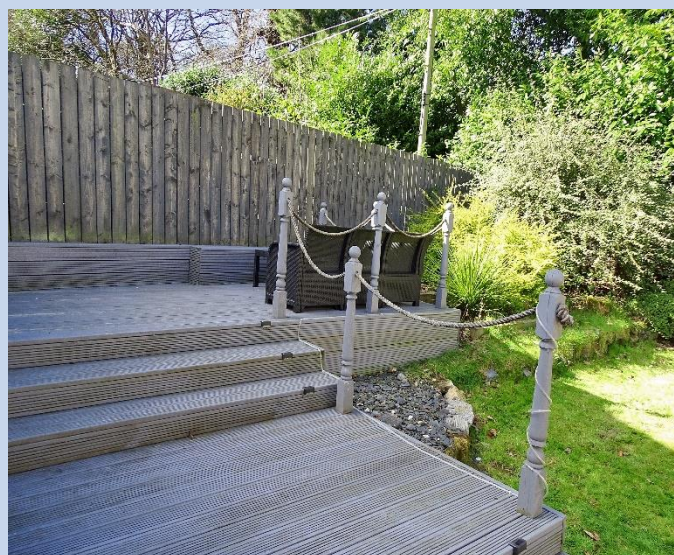
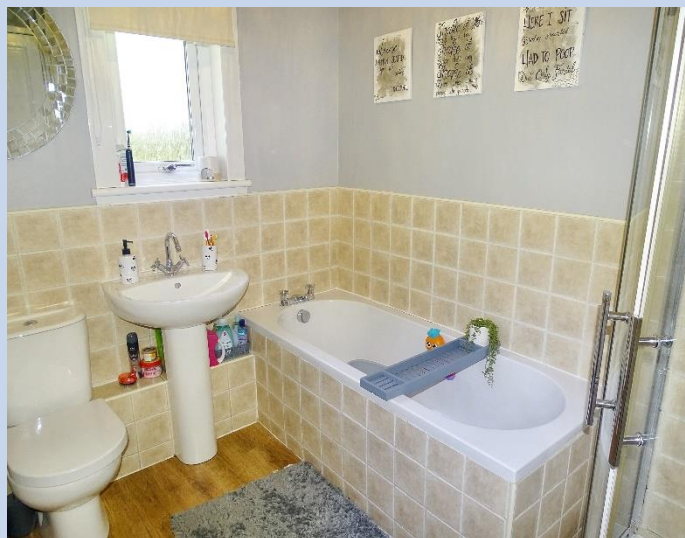
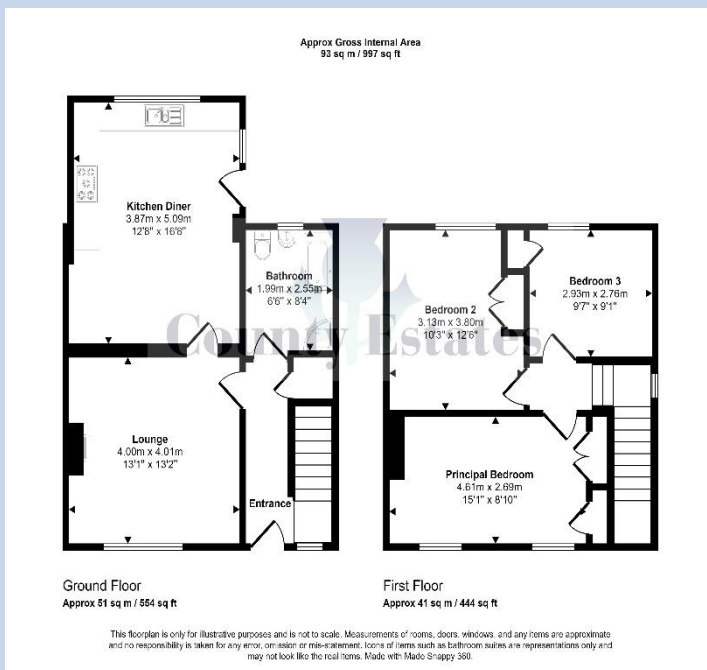
Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven and hob and the tumble dryer (No guarantees or warranties on appliances) and the garden summerhouse and shed.

Home Report

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





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