



**SEMI-DETACHED VILLA**

**THREE BEDROOMS**

**LOUNGE**

**PRIVATE DRIVEWAY**

**REQUIRES SOME INTERNAL UPGARDES**

**GENEROUSLY SIZED KITCHEN**

**SUNROOM**

**GARAGE**



**38 Brookfield Place**  
Alva, FK12 5AT

**Offers Over £158,500**



## Entrance

Access to the property is via a white UPVC door with glazed panel leading to the entrance vestibule.

## Entrance Vestibule

The entrance vestibule provides laminate flooring, a cupboard housing the electrics and gives access on to the lounge.

## Lounge

14' 4" x 10' 2" (4.37m x 3.10m)

The lounge features carpeted flooring, a picture window allowing a flow of ample natural light and an electric fireplace with surround. The lounge connects to the kitchen at the rear.

## Kitchen

14' 4" x 12' 11" (4.37m x 3.93m)

The spacious kitchen is well-equipped with a range of wall and base units. It includes a tumble dryer, electric cooker, and a freestanding fridge freezer. It also offers a convenient walk-in storage cupboard, which houses the boiler and features a window with views of the side garden. Access to the sunroom is provided through French doors and a glazed panelled door.

## Sunroom

11' 8" x 7' 9" (3.55m x 2.36m)

The sunroom provides a versatile space overlooking the rear garden.

## Principal Bedroom

9' 1" x 9' 11" (2.77m x 3.02m)

The principal bedroom features carpeted flooring, a built-in storage cupboard, space for freestanding furniture, and a window that offers a view of the rear garden.

## Bedroom Two

8' 5" x 10' 5" (2.56m x 3.17m)

Bedroom two provides carpeted flooring and a window overlooking the front of the property with stunning views towards the Ochil Hills.

## Bedroom Three

5' 9" x 7' 7" (1.75m x 2.31m)

Bedroom three provides carpeted flooring and a window with lovely views towards the Ochil Hills.

## Wet Room

5' 1" x 7' 1" (1.55m x 2.16m)

The wet room provides an electric Mira shower, sink, toilet and a rear opaque window.

## Gardens, Driveway & Garage

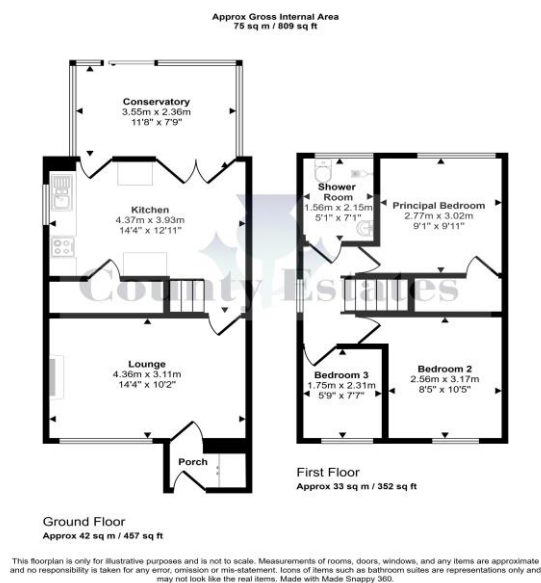
The property boasts a low-maintenance front garden with stone chips and a paved pathway leading to the entrance. It also includes a private driveway that leads to the single garage. To the rear, the fully enclosed garden features a stone chipped area and a paved patio, ideal for outdoor relaxation and entertaining.

## Included Extras

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

## Heating & Glazing

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



## 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.