



END OF TERRACE VILLA

SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

GARDENS/DRIVEWAY & GARAGE

POPULAR RESIDENTIAL AREA IN FAIRYBURN

FITTED KITCHEN

FAMILY BATHROOM

REDWELL SCHOOL CATCHMENT AREA



**61 Gean Road
Alloa, FK10 2JP**

Offers Over £120,000

Entrance

Access to the property is via a solid hardwood door, leading to:

Vestibule

Entrance vestibule is carpeted and provides access to the lounge and the staircase to the upper level.

Lounge

11' 11" x 16' 0" (3.63m x 4.87m)

The spacious lounge is carpeted and overlooks the front of the property, with a gas fire and grey wooden fireplace. There is a storage cupboard which houses the electrics and access is provided to the kitchen.

Fitted Kitchen

15' 7" x 7' 5" (4.75m x 2.26m)

The fitted kitchen has a good range of light beech effect wall and base units with a built-in oven and gas hob, under-counter fridge and freezer with additional space for a washing machine. There is a storage cupboard which houses the dishwasher and a window overlooking the rear garden with a door leading directly to the side of the property.

Upper Hallway

The upper hallway is carpeted and provides access to the two double bedrooms and the family bathroom. There is a window overlooking the side and access is provided to the loft.

Principal Bedroom

15' 8" x 12' 8" (4.77m x 3.86m)

The principal bedroom has three windows overlooking the front of the property with built-in wardrobes, carpeted flooring and a further storage cupboard.

Bedroom 2

10' 1" x 10' 10" (3.07m x 3.30m)

Second double bedroom is to the rear with carpeted flooring and ample room for free-standing furniture.



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.

Family Bathroom

4' 11" x 7' 9" (1.50m x 2.36m)

The family bathroom has a white three piece suite and an electric shower over the bath. There is an opaque window to the rear and a tiled floor.

Gardens

The private front garden is laid to lawn with trees and shrubs and there is a fully enclosed rear garden which is easily maintained with paving slabs and a rotary dryer.

Parking

There is a paved driveway to the side providing off-street parking for two vehicles, which leads to a single garage.

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings and blinds. The built-in oven and gas hob, under-counter fridge and freezer and the dishwasher in the cupboard in the kitchen, also the gas fire and fireplace in the lounge (No guarantees or warranties on appliances).

Home Report

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

