



GROUND FLOOR FLAT
DOUBLE BEDROOM
MODERN KITCHEN
BEAUTIFULLY PRESENTED

BRIGHT & SPACIOUS LOUNGE WITH FRENCH DOORS
BATHROOM
COMMUNAL DRYING GREEN
SHARED PARKING



21 Burgh Mews
Alloa, FK10 1HS

Offers Over £74,500

Entrance

Access to the property is via a private entrance with brown UPVC door with a decorative glazed panel leading to the entrance hallway.

Entrance Hallway

The entrance hallway provides access to all the living areas and offers two spacious storage cupboards, one of which contains the water tank, washing machine, and tumble dryer.

Lounge 15' 6" x 10' 1" (4.72m x 3.07m)

The bright and spacious lounge features carpeted flooring, a side window, and elegant French doors that allow an ample flow of natural light while providing easy access to the rear communal garden. The lounge also offers convenient entry to the kitchen.

Kitchen 9' 6" x 6' 2" (2.89m x 1.88m)

The contemporary kitchen boasts sleek white high gloss wall and base units, complemented by stylish worktops, splashback and flooring. It comes equipped with an integrated electric oven and hob, microwave, fridge freezer and dishwasher. There is also a window overlooking the rear.

Bedroom 10' 3" x 9' 7" (3.12m x 2.92m)

The bedroom is a good-sized double room featuring carpeted flooring, fitted double wardrobes with sliding doors, ample space for freestanding furniture and a window overlooking the front of the property.

Bathroom

The bathroom has been partially tiled and is equipped with a bath with an overhead shower, a sink, and a w.c. It is completed by a heated chrome towel rail and a vanity unit.



Communal Drying Green

The property provides a low maintenance front garden with stone chips and a paved path leading to the entrance door. To the rear, is a large communal drying green with a private small private patio area.

Shared Parking

Shared parking is available.

Heating & Glazing

The property provides electric heating and is double glazed throughout.

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 integrated electric oven and hob, microwave, dishwasher and fridge freezer. The washing machine and tumble drier (No guarantees or warranties on appliances).



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.