



SPACIOUS SEMI-DETACHED VILLA

BRIGHT & SPACIOUS LOUNGE

**LOFT CONVERSION PROVIDING AN ADDITIONAL
BEDROOM**

FULLY FITTED KITCHEN

DINING ROOM

BATHROOM

THREE BEDROOMS

FRONT & REAR GARDENS



134 Ashley Terrace
Alloa, FK10 2ND

Offers Over £139,995

Entrance

Access to the property is via a white UPVC door with decorative glazed panels leading to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway features carpeted flooring, two storage cupboards which house the boiler and electrics, easy access to all the lower accommodation and stairs leading to the upper level.

Lounge

 18' 5" x 12' 7" (5.61m x 3.83m)

The bright and spacious lounge features carpeted flooring and a large bay window overlooking the front of the property allowing an ample flow of natural light. The lounge provides access to the lounge at the rear.

Dining Room

 10' 2" x 10' 1" (3.10m x 3.07m)

The dining room offers space for family dining and provides convenient access to the kitchen.

Kitchen

 10' 0" x 9' 6" (3.05m x 2.89m)

The modern kitchen is fully fitted with white high gloss wall and base units, complemented by dark worktops, splashback and vinyl flooring. It comes equipped with an integrated electric oven and gas hob, under-counter washing machine and a freestanding fridge freezer. There is a window overlooking the rear, while a UPVC door provides access out to the garden.

Upper Hallway

The upper hallway provides access to the bedrooms and the bathroom room, along with stairs leading to the loft conversion.

Principal Bedroom

 12' 4" x 10' 1" (3.76m x 3.07m)

The principal bedroom features carpeted flooring, two double fitted wardrobes with sliding doors and a window overlooking the front of the property.

Bedroom Two

 10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom two provides carpeted flooring and a window overlooking the rear garden.

Bedroom Three

 10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom three provides carpeted flooring and a window overlooking the rear garden.

Family Bathroom

 7' 4" x 5' 8" (2.23m x 1.73m)

The family bathroom has been fully tiled and features a bath with overhead shower, sink and toilet. There is also heated chrome towel rail and an opaque front window.

Loft Conversion

 19' 7" x 14' 0" (5.96m x 4.26m)

The loft conversion offers a bright and versatile space perfect for a fourth bedroom, featuring laminate flooring, two fitted wardrobes, practical eaves storage, and a Velux window that allows a flow of ample natural light.

Gardens

The property features an enclosed front garden with a side gate for access to the main entrance door. The fully enclosed rear garden, accessible via a gate, includes a paved patio and a lawn. Additionally, there is a large wooden shed and a greenhouse.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, curtains and curtain poles. The integrated electric oven and gas hob, washing machine and fridge freezer (No guarantees or warranties on appliances). The wooden shed and greenhouse (sold as seen).

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.