



SPACIOUS DETACHED FAMILY HOME

PRINCIPAL EN-SUITE SHOWER ROOM

DINING ROOM

REQUIRES INTERNAL UPGRADES

FOUR WELL-PROPORTIONED BEDROOMS

LOUNGE

KITCHEN

INTEGRAL GARAGE & DRIVEWAY



1 Delaney Court
Alloa, FK10 1RA

Offers Over £180,000

County Estates bring to the market this detached villa ideally situated in a popular residential area of Alloa. This property provides an excellent opportunity for buyers looking to invest in a renovation project, as it does require internal upgrades and modernisation throughout. The property will be sold in its current condition.

This spacious home offers family living formed across two levels comprising of; an entrance hallway, w.c, lounge, dining room, kitchen, four bedrooms, principal with en-suite shower and a family bathroom. The property further includes a private driveway, garage and gardens to the front and rear.

Entrance

Access to the property is via a white UVPC door with decorative glazed panel.

Entrance Hallway

The entrance hallway features a cupboard that contains the electrics, a w.c, convenient access to all lower-level accommodation and stairs to the upper level.

Lounge 18' 0" x 11' 6" (5.48m x 3.50m)

The spacious lounge features a large front facing bay window overlooking the front garden and gives access on to the dining room at the rear via glass panelled doors.

Dining Room 11' 2" x 8' 10" (3.40m x 2.69m)

The dining room provides a versatile space with easy access to the kitchen and garden through French doors.

Kitchen 12' 7" x 8' 9" (3.83m x 2.66m)

The generously sized kitchen offers convenient access to the garage and rear garden.

Principal Bedroom 12' 9" x 12' 0" (3.88m x 3.65m)

The spacious principal bedroom features two double fitted wardrobes and a single storage cupboard for ample storage. Additionally, it benefits from an en-suite shower room.

Principal En-Suite

The en-suite features a shower cubicle, toilet and sink.

Bedroom Two 12' 9" x 7' 11" (3.88m x 2.41m)

Bedroom two is a good-sized double room that provides a double fitted wardrobe, a single storage cupboard and a window overlooking the front of the property.

Bedroom Three 10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom three to the rear provides a double fitted wardrobe and a window overlooking the garden.

Bedroom Four 8' 6" x 6' 8" (2.59m x 2.03m)

Bedroom four to the rear provides a double fitted wardrobe and a window overlooking the garden.

Family Bathroom

The bathroom is currently fitted with a three piece suite and window to the rear.

Gardens, Driveway & Garage

The property features a low maintenance front garden, complemented by a private driveway for off-street parking and a single garage. To the rear is a generously sized fully enclosed garden which can also be accessed via a side gate.

Home Report

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

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. All measurements are approximate.

