



WELL PRESENTED FIRST FLOOR FLAT

BALCONY WITH FANTASTIC VIEWS

TWO DOUBLE BEDROOMS

ALLOCATED PARKING SPACE

BRIGHT SPACIOUS LOUNGE

FITTED KITCHEN

EN-SUITE SHOWER ROOM

FAMILY BATHROOM



6 Harbour Way
Alloa, FK10 1EN

FIXED PRICE
£158,500

Entrance

Access to the property is via a secure door entry system with steps and a lift leading to the first floor level.

Private Entrance

The private entrance has a solid white composite door, leading to:

Entrance Hallway

The inviting entrance hallway benefits from a built-in storage cupboard and tile effect vinyl flooring, providing access to all of the accommodation.

Fitted Kitchen 12' 11" x 7' 10" (3.93m x 2.39m)

The fully fitted kitchen has a range of modern, cream high gloss wall and base units with oak effect worktops and breakfast bar. There is a built-in oven and gas hob, integrated fridge/freezer and washing machine and a window overlooking the rear of the property with fabulous views over the Forth.

Lounge 12' 4" x 13' 0" (3.76m x 3.96m)

The bright spacious lounge has a window to the side and French doors leading onto the balcony with beautiful views. There is an electric, coal effect fire and carpeted flooring.

Family Bathroom 6' 11" x 6' 0" (2.11m x 1.83m)

Modern family bathroom features a white three piece suite with a tiled splash back, tile effect vinyl flooring and a chrome heated towel rail.

Principal Bedroom 16' 6" x 8' 11" (5.03m x 2.72m)

Generous size principal bedroom has carpeted flooring with a window overlooking the front and features a built-in wardrobe and an en-suite shower room.

En-Suite Shower Room 6' 10" x 3' 8" (2.08m x 1.12m)

The en-suite shower room features a wash hand basin, w.c and a separate shower enclosure with a thermostatic shower, partially tiled with a chrome heated shower rail.

Bedroom 2 16' 1" x 9' 2" (4.90m x 2.79m)

Bedroom two is a good sized double bedroom which is currently being used as a dining room and features carpeted flooring and a built-in wardrobe.

Parking

The property benefits from an allocated parking space to the front.

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 built-in oven and the gas hob and the integrated washing machine and fridge/freezer in the kitchen.

Home Report

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



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.

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.