



SPACIOUS GROUND FLOOR FLAT

TWO DOUBLE BEDROOMS

FULLY FITTED KITCHEN

**PICTURESQUE VIEWS TOWARDS THE OCHIL
HILLS**

FRONT FACING LOUNGE

SHOWER ROOM

GENEROUSLY SIZED REAR GARDEN



11 Coblecrook Gardens
Alva, FK12 5BN

Offers Over £84,000

Entrance

Access is to the side of the property via a brown UPVC door with a decorative glazing panel.

Entrance Vestibule

The entrance vestibule features carpeted flooring and an under-stair storage cupboard, providing a welcoming and practical space, while a glazed panelled door offers access to the hallway.

Hallway

The hallway features carpeted flooring, a storage cupboard containing the boiler, and gives access on to all accommodation.

Lounge 14' 9" x 12' 8" (4.49m x 3.86m)

The bright and spacious lounge features carpeted flooring, an electric fire with an attractive surround and a large front-facing window that offers lovely views of the Ochil Hills.

Kitchen 12' 10" x 7' 3" (3.91m x 2.21m)

The fully fitted kitchen provides a range of white wall and base units with contrasting worktops, splashback tiles and vinyl flooring. It includes an integrated electric oven with gas hob, an under-counter fridge and washing machine.

Principal Bedroom 11' 9" x 11' 3" (3.58m x 3.43m)

The spacious principal bedroom offers carpeted floor, built-in storage solutions, and a shelved cupboard for added convenience, while a rear window offers ample natural light and views of the garden.

Bedroom Two 11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom two is a good-sized double room featuring carpeted flooring, built-in storage and a window providing views over the rear garden.

Shower Room

6' 8" x 5' 6" (2.03m x 1.68m)

The shower room has been fully tiled and comprises of; a corner shower cubicle, w.c and wash hand basin. There is also a heated chrome towel rail, a storage unit and a side opaque window.

Gardens

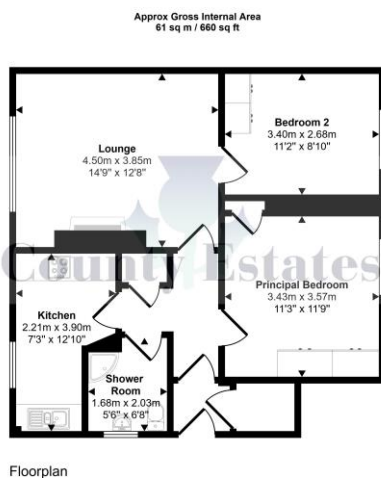
The property offers a low-maintenance front garden with stone chips and a generous private rear garden featuring a paved patio, lawn, vegetable garden and a wooden shed, providing a versatile and inviting outdoor space perfect for relaxation, gardening, and outdoor activities. There is also a large communal drying green.

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, floor coverings, light fittings, curtain poles, curtains and blinds. Also included is the integrated oven and hob, the fridge and washing machine (No guarantees or warranties on appliances). The wooden shed (sold as seen).



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.