



SPACIOUS GROUND FLOOR FLAT

PRIVATE FRONT & REAR ENTRANCE

KITCHEN

BATHROOM

TWO DOUBLE BEDROOMS

GENEROUSLY SIZED LOUNGE

LARGE REAR GARDEN

COMMUNAL DRYING GREEN



26 Smithfield Loan
Alloa, FK10 1NH

Offers Over £117,500

Entrance

Access is via a wooden door with decorative opaque glazed panels.

Vestibule

The entrance vestibule houses the electrics and leads on to the spacious hallway.

Entrance Hallway

The hallway features carpeted flooring, a large storage cupboard which offers ample space for a home office setup and gives convenient access to all accommodation.

Lounge 14' 9" x 13' 9" (4.49m x 4.19m)

The generously sized lounge offers a bright and airy space with carpeted flooring, a practical shelved storage cupboard, and a large front-facing window allowing a flow of ample natural light.

Kitchen 11' 6" x 10' 7" (3.50m x 3.22m)

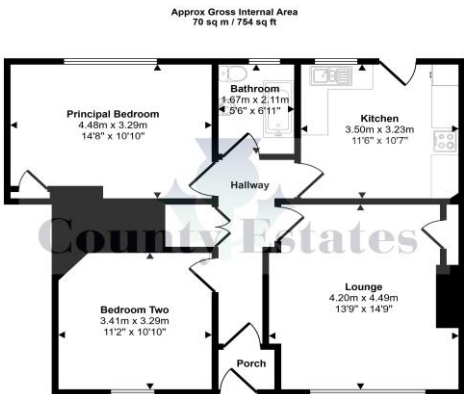
The fully fitted kitchen provides a range of white wall and base units with contrasting worktops and vinyl flooring. It includes a freestanding gas cooker and an under-counter washing machine. A double-glazed window overlooks the rear, while a wooden door provides convenient access to the outdoor space, making it a functional and practical space for everyday use.

Principal Bedroom 14' 8" x 10' 10" (4.47m x 3.30m)

The spacious principal bedroom offers carpeted flooring, a shelved storage cupboard and a large window overlooking the rear garden.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom two is a good-sized double room featuring carpeted flooring and a window overlooking the front of the property.



Floorplan

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.

Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

The bathroom comprises of a bath with overhead shower, w.c and wash hand basin. There is also a rear opaque window.

Gardens

The property offers a low-maintenance front garden with paved path leading to the private entrance. To the rear is a generously sized private garden and a communal drying green.

Heating & Glazing

The property benefits from a gas central heating system and is single glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings and blinds. Also included is the gas cooker and washing machine (No guarantees or warranties on appliances).

