



6, Glebe Terrace,
Alloa, Clackmannanshire FK10 1DL

Offers Over £305,000

County Estates are pleased to present to the market this charming four-bedroom traditional semi-detached home, perfectly positioned in a highly sought-after area of Alloa.

This beautifully maintained home boasts charming traditional features such as high ceilings, intricate cornicing, and elegant fireplaces, creating a warm and inviting atmosphere. Formed over two levels, it features a spacious entrance hallway with under-stair storage, a formal front lounge, a family sitting room, a breakfasting kitchen, a rear hallway with utility space, a study, four well-sized bedrooms, and a family bathroom, providing versatile and comfortable family living in a deceptively spacious layout. Additional highlights include basement storage, a large private rear garden, a sizable driveway accommodating multiple vehicles, and a wooden garage, making it a perfect family home with classic character.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via red storm doors leading to an inner vestibule with a stunning decorative glazed panel door through to the welcoming entrance hallway.

Entrance Hallway

The entrance hallway features laminate flooring, a convenient under-stair storage cupboard, and provides access to all lower accommodation, while a striking staircase ascends to the upper level.

Formal Lounge 16' 1" x 13' 5" (4.90m x 4.09m)

The elegant front-facing formal lounge features neutral décor, high ceilings, intricate cornicing, and a gas fire with an attractive surround. This spacious room benefits from a large bay window that allows an ample flow of natural light while offering views of the front garden.

W.C

The w.c has been partially tiled and provides a toilet, wash hand basin and bidet.

Family Sitting Room 11' 7" x 9' 11" (3.53m x 3.02m)

The family sitting room offers a comfortable and inviting space with carpeted flooring, a gas fire with surround, and a large window that provides a lovely view of the rear garden, making it an ideal space for relaxing and entertaining with friends and family.

Kitchen 11' 10" x 10' 0" (3.60m x 3.05m)

This well-appointed kitchen offers a practical and inviting space with a range of neutral wall and base units with complimentary worktops, splashback tiles and vinyl flooring. It features essential appliances including an integrated electric oven, gas hob, and a free-standing fridge freezer. The generous layout accommodates a dining table, ideal for family meals, and the rear-facing window allows a flow of ample natural light while providing garden views. Additionally, a rear door facilitates access to the rear hallway.

Rear Hallway

The rear hallway offers practical space for extra appliances such as a washing machine and tumble dryer, enhancing convenience, whilst also providing convenient access to the study and garden.





Study

7' 5" x 7' 3" (2.26m x 2.21m)

The study provides a versatile space overlooking the rear garden.

Principal Bedroom

14' 5" x 12' 10" (4.39m x 3.91m)

The principal bedroom is a spacious and welcoming space, featuring carpeted flooring, elegant cornicing details, a striking feature fireplace, a practical shelved storage cupboard, and a large bay window that fills the room with ample natural light.

Bedroom Two

11' 8" x 10' 0" (3.55m x 3.05m)

Bedroom two offers a comfortable double-sized room with carpeted flooring, ample space for freestanding furniture, and a rear window that provides a pleasant garden view.

Bedroom Three

10' 1" x 9' 11" (3.07m x 3.02m)

Bedroom three offers carpeted flooring, a convenient shelved alcove, and a rear window that provides lovely views over the garden.

Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)

Bedroom Four is a single bedroom offering carpeted flooring and a large front facing window.

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

The family bathroom features partial tiling and includes a bath, shower cubicle, toilet, and vanity sink. There is a heated chrome towel rail and an opaque side window for privacy, providing a functional and well-equipped space.



Gardens, Driveway & Garage

The property features a fully enclosed front garden with a paved pathway leading to the front entrance and a large side driveway leading to a wooden garage, providing ample off-street parking. To the rear is a spacious, beautifully landscaped garden featuring a lawn, stone-chipped area, and paved patio. Additional storage is provided by two brick outhouses, and a basement, making it highly practical and convenient for everyday living.

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 integrated electric oven and gas hob, the fridge freezer, washing machine and tumble drier. (No guarantees or warranties on appliances).

Negotiable Extras

The various furniture items within the property may be negotiable through a separate agreement.

Heating & Glazing

The property benefits from a gas central heating system and has traditional sash & case windows.

Home Report

To view this home report please email us on:
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