



20, Nevis Crescent,
Alloa, Clackmannanshire FK10 2BL

OFFER OVER £259,995

County Estates is pleased to present this stunning, extensively renovated extended semi-detached villa in the desirable Nevis Crescent, Alloa. Meticulously upgraded to a high standard, the property features a thoughtfully designed extension, making it an ideal family home.

The spacious layout offers modern, flexible living spaces perfect for comfort and functionality, providing a perfect blend of style and practicality in a sought-after location. The property comprises of: Entrance porch, an inviting entrance hallway with storage, an open plan lounge, a beautiful breakfasting kitchen with a separate utility area and a dining area. Also on the ground floor is the principal bedroom with an en-suite shower room. Upstairs there are three good sized bedrooms, an office, a family bathroom and a separate shower room. With landscaped gardens to the front and rear and a driveway to the side, this property is sure to appeal to number of buyers and early viewing is highly recommended.

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 a hardwood effect composite door with decorative glazing panels and coordinated side panels.

Entrance Porch

The entrance porch has built-in storage with modern tiled flooring and a further door leading to the entrance hallway.

Entrance Hallway

The elegant entrance hallway features large ceramic tiled flooring, offers a welcoming ambiance and practical storage solutions, while providing seamless access to the kitchen/diner, utility room, lounge, principal bedroom with en-suite, and the staircase leading to the upper level, all enhancing the home's functionality and style.

Lounge

10' 1" x 33' 6" (3.07m x 10.20m)

This open plan lounge offers a bright and inviting space with oak effect engineered flooring that seamlessly extends into the dining area, creating a cohesive look, while the ceramic tiles in the kitchen provide a practical and stylish contrast, enhancing the overall aesthetic of the home.

Kitchen/Diner

8' 2" x 23' 10" (2.49m x 7.26m)

The fantastic fitted kitchen/diner features a stylish range of ice blue wall and base units with complementary worktops, a breakfast bar, tiled splash back, and flooring, creating a modern and functional space. Equipped with a built-in oven, gas hob, and integrated dishwasher, along with space for an American-style fridge/freezer, it offers convenience and ample storage. A window overlooking the rear garden and sliding patio doors in the dining area provide direct outdoor access and scenic views, while two Velux windows give an abundance of natural light, enhancing the bright and airy atmosphere ideal for family meals and entertaining.

Utility Room

3' 10" x 5' 4" (1.17m x 1.62m)

The utility room has a small window to the rear with further built-in storage and space for a washing machine.

Principal Bedroom (Downstairs)

8' 3" x 12' 7" (2.51m x 3.83m)

The generous sized principal bedroom is located downstairs and overlooks the front of the property with built-in wardrobes and an en-suite shower room.





En-Suite Shower Room

4' 3" x 4' 8" (1.29m x 1.42m)

The fully tiled en-suite has an opaque window to the rear and features a vanity sink unit, w.c and a corner shower enclosure with an electric shower.

Upper Hallway

The upper hallway features a hardwood staircase with glass balustrade and provides access to all of the upper accommodation and the loft.

Bedroom 2

8' 11" x 11' 9" (2.72m x 3.58m)

The second double bedroom is to the front of the property and features laminate flooring and a built-in double wardrobe.

Bedroom 3

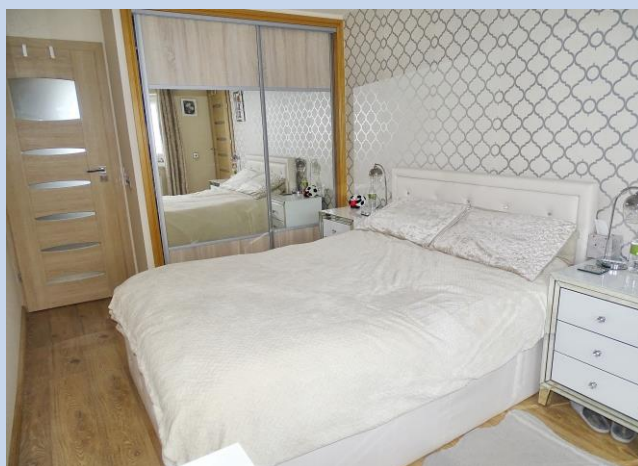
8' 9" x 12' 0" (2.66m x 3.65m)

This third double bedroom is to the front with laminate flooring and ample room for free-standing furniture.

Bedroom 4

10' 2" x 8' 9" (3.10m x 2.66m)

Fourth double bedroom overlooking the rear with lovely views of the surrounding area, a double wardrobe and ample room for free-standing furniture.



Office/5th Bedroom

4' 9" x 8' 5" (1.45m x 2.56m)

The office overlooks the front of the property and benefits from a built-in wardrobe and laminate flooring. Currently used as an office but could easily be used as a single bedroom if required.

Family Bathroom

8' 7" x 6' 2" (2.61m x 1.88m)

The stylish family bathroom features a jacuzzi double bath, vanity sink unit and w.c. The bathroom is fully tiled and has an opaque window to the rear.

Family Shower Room

6' 5" x 5' 4" (1.95m x 1.62m)

Separate family shower room is fully tiled and features a vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower and an opaque window to the rear.

Gardens

The front garden has been beautifully landscaped with an array of plants and shrubs and decorative stone chips. The modern block paved pathways provide access to the front door and continue to give access to the rear garden. The fully enclosed rear garden enjoys a south facing aspect and is easily maintained with a raised composite decked seating area and a glass balustrade with fabulous views of the surrounding countryside. There is a further block paved area with steps leading down to the garden shed and the storage area under the raised decking.

Driveway

The block paved driveway is to the side of the property and provides off-street parking for approx. 2/3 vehicles.

Heating & Glazing

The property benefits from recently installed double glazing and a gas central heating system.

Included Extras

Included in the sale of the property are all carpets and floor coverings, various light fittings, curtain poles, blinds, storage unit in the vestibule and bathroom accessories. Built-in oven/hob with extractor fan above and integrated dishwasher in the kitchen.

Negotiable Extras- there are various items of furniture that can be purchased by separate negotiation.

