



SPACIOUS END TERRACED VILLA

GOOD SIZE LOUNGE

THREE DOUBLE BEDROOMS

CONSERVATORY

UPGRADED THROUGHOUT

FITTED KITCHEN

FAMILY BATHROOM

PRIVATE GARDENS/DRIVEWAY



36 Hawkhill Road
Alloa, FK10 1SA

Offers Over £125,000

Entrance

Access to the property is via a hardwood effect composite door with decorative glazing.

Entrance Hallway

The inviting entrance hallway has a small wall-mounted cupboard which houses the electrics and newly fitted carpeted flooring. Access is provided to the lounge, downstairs bedroom and the staircase to the upper level.

Lounge

 15' 10" x 10' 2" (4.82m x 3.10m)

The bright and spacious lounge has two windows overlooking the front of the property and recently fitted carpets. Access is provided to the kitchen.

Fitted Kitchen

 11' 7" x 11' 0" (3.53m x 3.35m)

The modern fitted kitchen has a good range of white, high gloss wall and base units with complimentary worktops, a built-in oven and a new ceramic hob, fridge/freezer and a washing machine. There is a window overlooking the rear garden, new vinyl flooring and space for a small table and chairs. Access is provided to the conservatory.

Conservatory

 8' 7" x 10' 0" (2.61m x 3.05m)

The spacious conservatory is to the rear with a tiled floor and French doors leading to the rear garden.

Bedroom 3 (Downstairs)

 10' 3" x 10' 7" (3.12m x 3.22m)

Bedroom 3 is a good size double bedroom which is located downstairs and overlooks the rear garden with recently fitted carpets and built-in storage.

Upper Hallway

The carpeted upper hallway has a small window to the front and provides access to all of the upper accommodation and the loft.

Bedroom 2

 15' 8" x 10' 0" (4.77m x 3.05m)

The second double bedroom overlooks the front of the property with built-in storage, new carpeted flooring and has ample room for free-standing furniture.

Principal Bedroom

 15' 9" x 10' 11" (4.80m x 3.32m)

The generous sized principal bedroom is a good size double which overlooks the side of the property with a built-in storage cupboard, new carpets and ample room for bedroom furniture.

Family Bathroom

 6' 4" x 5' 10" (1.93m x 1.78m)

The recently fitted family bathroom has a white three piece suite with a shower from the mixer taps, new vinyl flooring and an opaque window to the rear, partially tiled with wood and chrome bathroom accessories.

Heating & Glazing

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

Gardens

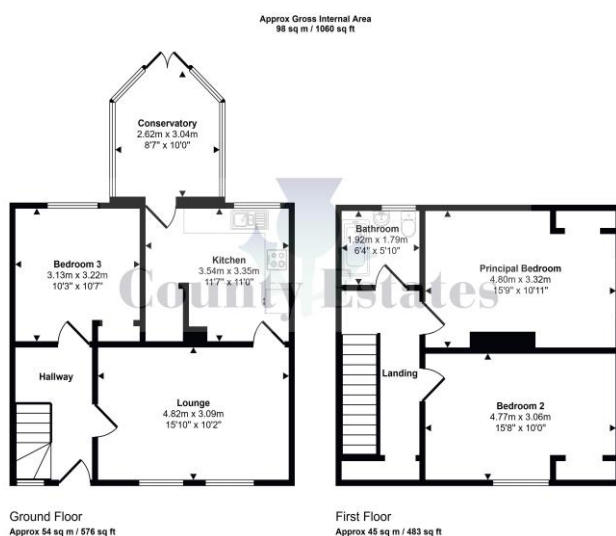
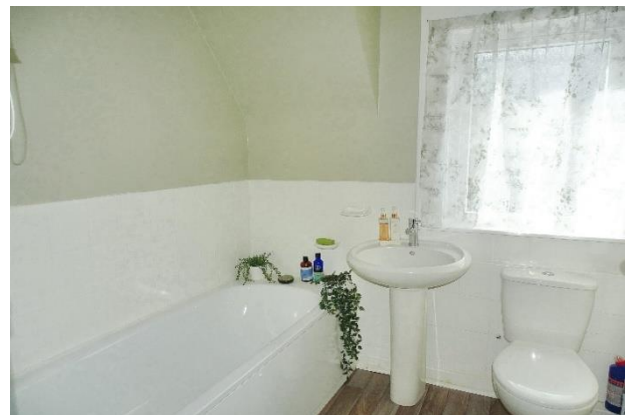
The fully enclosed front garden is easily maintained with decorative stone chips and a mono blocked pathway leading to the front door entrance. The enclosed rear garden has a paved seating area and garden borders.

Driveway

There is a mono blocked driveway to the side of the property providing off-street parking for approx. 2 vehicles.

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 hob, freestanding fridge/freezer and the washing machine in the kitchen.



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.