



10, Paton Street  
Alloa, Clackmannanshire FK10 2DY

Offers Over £223,000



County estates are delighted to welcome to the market this traditional Semi-detached Villa off the prestigious Claremont area within the town of Alloa. This spacious property which retains many original features and offers flexible family living accommodation over two levels. Comprising of; Vestibule, entrance hallway, spacious lounge with bay windows overlooking the front of the property, family bathroom, dining/living room and kitchen overlooking the rear of the property. On the upper level there is a small carpeted hallway which leads to the large double bedroom overlooking the rear of the property and a walk in storage room. The property benefits from a fully enclosed front garden and a paved side path leading to the fully enclosed rear garden. Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including a Post Office, banks, supermarkets, a variety of High street shops and health centre. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools. Closely linked to the road and recently re-opened 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

Entrance via a white upvc partially glazed door leading to entrance vestibule.

### Vestibule

Entrance vestibule with laminate flooring throughout.

### Entrance Hallway

Spacious fully carpeted entrance hallway features an under-stair storage cupboard, providing practical space for storage.

### Lounge/Third Bedroom

This spacious lounge, fully carpeted and retaining many original features, offers an inviting atmosphere. It features a prominent bay window that overlooks the front of the property, filling the room with natural light. The built-in cupboards provide practical storage. The lounge also houses a fireplace with a wooden mantle, marble backing and hearth.

### Family Shower Room

The family shower room features a fully laminated floor and is fully tiled throughout. Fully enclosed shower cubicle with overhead shower off the gas mains, the bathroom also includes a practical vanity unit with a separate sink and W.C., and an opaque window overlooking the side, ensuring privacy while allowing natural light in.

### Dining/Sitting Room

This versatile dining/living room features a gas fire with a cream stone surround, backing, and hearth. A window overlooking the side of the property provides natural light, while a built-in cupboard offers convenient storage. The spacious layout comfortably accommodates both dining and relaxation.

### Kitchen

The kitchen is fully laminated with wood-effect wall and base units, complemented by marble worktops and a breakfast bar. It features integrated appliances, including an electric hob and oven, along with an extractor fan, and is equipped with undercounter fridge, freezer, and washing machine. A handy pantry provides additional storage, while a window to the rear and a glazed UPVC door offer natural light and easy access to the rear garden.







### Bedroom Two Downstairs

The bedroom is fully carpeted, and features overhead built-in storage that surrounds the bed. Additionally, there is extra storage space located under the rear-facing window, maximizing practicality.

### Upper Hallway

The spiral staircase leads to the upper hallway, which provides access to the master bedroom and a spacious cupboard that offers versatile storage space, with the potential to be converted into a W.C. with appropriate consent for added convenience and functionality.

### Principal bedroom

This spacious master bedroom features a large window offering a view of the rear, providing plenty of natural light. It offers ample space for freestanding furniture, making it customizable to your needs, and includes two walk-in loft eaves that add extra storage or potential for personal use.

### Gardens

The property boasts a fully enclosed front garden featuring a paved path to the entrance and a decorative stone chip area with a flower bed. A fully enclosed paved side path leads to the rear garden, which includes a paved walkway extending to the bottom of the garden, a spacious grass area, and a drying area. The rear garden is landscaped with mature shrubs and trees, and is complemented by a small brick shed for storage.

### Parking

This property benefits from on-street parking.



## Heating & Glazing

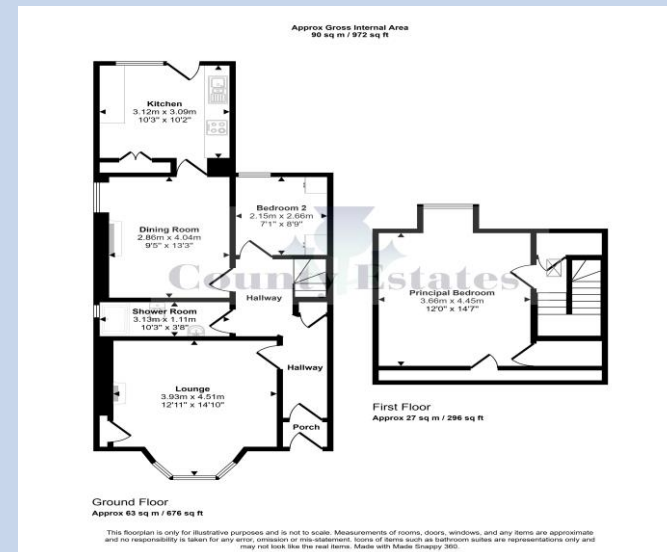
The property benefits from a gas central heating system and is fully double glazed throughout.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, blinds, curtains, curtain poles, light fittings and bathroom accessories. Fridge freezer and washing machine.

## Home Report

To view this home report please email us on :  
[admin@county-estates.net](mailto:admin@county-estates.net)



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