



WELL PRESENTED GROUND FLOOR FLAT

FITTED KITCHEN

STYLISH FAMILY BATHROOM

DRIVEWAY TO FRONT

BRIGHT AND SPACIOUS LOUNGE

TWO GOOD SIZED DOUBLE BEDROOMS

PRIVATE GARDENS TO THE FRONT & REAR

GAS CENTRAL HEATING/DOUBLE GLAZING



14 Mitchell Crescent
Alloa, FK10 1NN

OFFERS OVER
£124,000

Entrance

Access to the property is via a white composite door with opaque glazing panels.

Vestibule

The entrance vestibule has tiled flooring and a small storage cupboard which houses the electrics.

Entrance Hallway

The welcoming entrance hallway has carpeted flooring, a large walk-in storage cupboard and provides access to all of the accommodation.

Lounge 14' 2" x 15' 2" (4.31m x 4.62m)

The bright and spacious lounge has large windows overlooking the front of the property with laminate flooring and a shelved alcove.

Fitted Kitchen 11' 11" x 10' 8" (3.63m x 3.25m)

The fully fitted kitchen has a good range of cream wall and base units with oak effect worktops, a tiled splash back and flooring. There is a built-in oven with a gas hob and ample space for a washing machine and a fridge/freezer. A window overlooks the rear garden and a door provides access to the garden.

Family Bathroom 5' 8" x 7' 3" (1.73m x 2.21m)

The stylish family bathroom has a vanity sink unit, w.c and a bath with an overhead shower from the mixer taps. Partially tiled with vinyl flooring and an opaque window to the rear.

Principal Bedroom 14' 10" x 11' 0" (4.52m x 3.35m)

The generous size principal bedroom overlooks the rear of the property and benefits from a shelved storage cupboard, laminate flooring and ample room for free-standing furniture.

Bedroom 2 11' 2" x 10' 11" (3.40m x 3.32m)

The second double bedroom is to the front of the property, with carpeted flooring and ample room for bedroom furniture.

Included Extras

Included in the sale of the property are all fixtures, fittings and floor coverings, light fittings and blinds. The built-in oven and gas hob in the kitchen and the shed and storage unit in the rear garden.

Heating & Glazing

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

Gardens & Parking

The private front garden is easily maintained with stone chips and benefits from a paved area providing off-street parking for one vehicle. A paved pathway gives access to the front door entrance and continues to the side to provide access to the rear garden. The private rear garden is mainly laid to lawn with trees and shrubs, a wooden garden shed, an outdoor storage unit and a communal drying area.



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.



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.