



SPACIOUS FIRST FLOOR FLAT

SPACIOUS LOUNGE

MODERN KITCHEN

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

CENTRALLY LOCATED



32 Carpenters Wynd
Alloa, FK10 1LY

Offers Over £112,500

Entrance

Entrance via a hardwood part glazed door.

Entrance Hallway

Entrance hallway fully carpeted with a built in cupboard housing the electrics, stairs leading to all upper accommodation.

Lounge 17' 3" x 12' 9" (5.25m x 3.88m)

This bright and spacious lounge features a large front-facing window that fills the room with natural light. It provides ample space for freestanding furniture, and includes an extensive built-in cupboard for convenient storage.

Kitchen/Breakfast Room 9' 2" x 8' 2" (2.79m x 2.49m)

The kitchen features partially tiled walls with laminate flooring, complemented by white wall and base units that are topped with wood-effect work-tops. A window overlooking the side of the property provides natural light, while modern appliances include a gas hob, electric oven, and a freestanding fridge freezer. Additionally, a breakfasting table and chairs are included.

Principal Bedroom 12' 6" x 8' 11" (3.81m x 2.72m)

Principal bedroom features carpeted flooring, a double window at the rear providing picturesque views of the Ochil Hills, and a built-in wardrobe with shelves and rails for convenient storage.

Bedroom Two 12' 7" x 7' 8" (3.83m x 2.34m)

Bedroom two is full carpeted with a double glazed window overlooking the rear of the property offering natural light and built in wardrobes with hanging rails and shelving.

Family Bathroom 7' 7" x 5' 11" (2.31m x 1.8m)

The family bathroom features a three-piece suite with an overhead shower powered from the gas mains, is partially tiled for easy maintenance, and includes a mirrored storage cupboard for added convenience.

Gardens

A paved pathway leads to the fully enclosed rear garden, which is stone-chipped and features a paved seating area, a small wooden shed, and mature shrubs and trees, providing a private and inviting outdoor space.

Driveway

Mono-bloc driveway to the front of the property providing off street parking for one vehicle.

Heating & Glazing

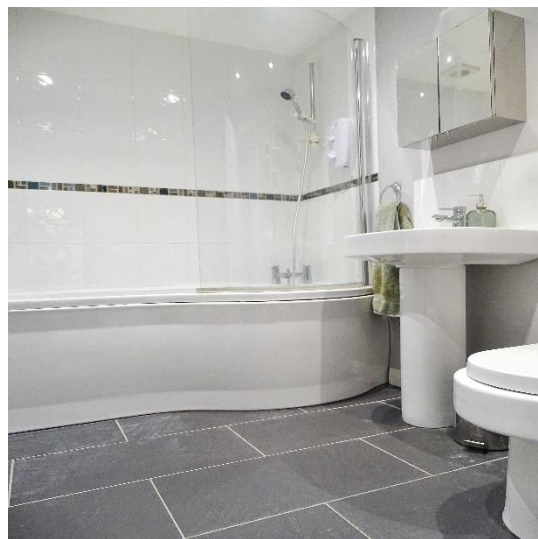
The property benefits from a gas central heating system and is fully double glazed throughout.

included Extras

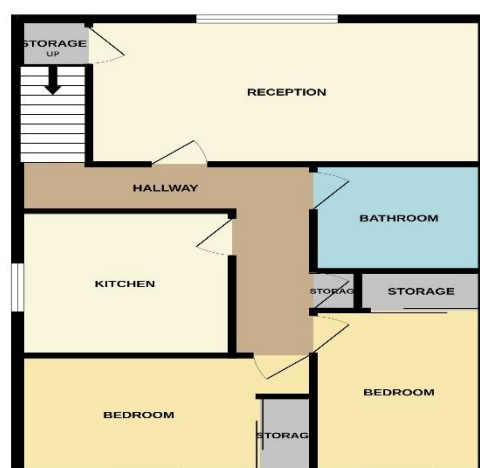
Included in the sale of the property are all fixtures and fittings, floor coverings, blinds, curtains, curtain poles, light fitments and bathroom accessories

Home Report

To view the home report please contact us on admin@county-estates.net



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of rooms, windows, doors and other details are not guaranteed to be 100% accurate. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose. The plan is for information only and should not be used for any other purpose.

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.