

County Estates (Scotland) Ltd 16-18 Mar Street, Alloa, FK10 1HR

Phone: 01259 219800 Fax: 01259 217854

Email: admin@county-estates.net

www.county-estates.net



SPACIOUS GROUND FLOOR FLAT

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

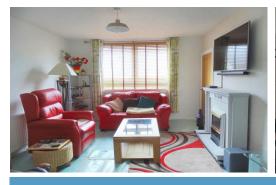
GAS CENTRAL HEATING/DOUBLE GLAZING

SOUGHT AFTER CENTRAL LOCATION

FITTED KITCHEN

FAMILY SHOWER ROOM

PRIVATE FRONT GARDEN







22 Moir Street Alloa, FK10 2NH

OFFERS OVER £104,000

Entrance

Access is to the side of the property via a white UPVC door with opaque glazing panels.

3' 8" x 3' 0" (1.12m x 0.91m) Vestibule

The entrance vestibule has a large walk-in storage cupboard housing the boiler with a further door leading to the entrance hallway.

Entrance Hallway

The "L" shaped entrance hallway has oak effect laminate flooring and provides access to the the principal bedroom, lounge, shower room and the kitchen.

Principal Bedroom 12' 11" x 10' 11" (3.93m x 3.32m)

The spacious principal bedroom overlooks the rear of the property with built-in storage and laminate flooring.

Lounge 14' 9" x 12' 5" (4.49m x 3.78m)

The good size lounge overlooks the front of the property with an electric fire and white fireplace. There is a storage cupboard housing the electrics and access is provided to bedroom 2.

13' 0" x 9' 6" (3.96m x 2.89m) **Bedroom 2**

The second double bedroom is also to the rear with laminate flooring and has room for free-standing furniture.

Family Shower room 7' 6" x 4' 5" (2.28m x 1.35m)

The family shower room has a vanity sink unit, w.c and a corner shower enclosure with a thermostatic rainfall shower. There is tile effect wet-wall panelling, tiled flooring and an opaque window to the side.

Fitted Kitchen 12' 0" x 8' 11" (3.65m x 2.72m)

The fully fitted kitchen is to the front of the property and has a good range of dark wood effect wall and base units with complimentary worktops, an integrated dishwasher, washing machine, fridge/freezer and a built-in oven and gas hob. With a tiled splash back, panelled area, laminate flooring and room for a table and chairs.

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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, carpets and floor coverings, light fitments, blinds, curtains and curtain poles. The built-in oven, gas hob, integrated dishwasher, washing machine and the fridge/freezer in the kitchen. (No guarantees or warranties on appliances).

Negotiable Extras

The negotiable extra in the property is the LED mirror in the bathroom.

Gardens

The private front garden is mainly laid to lawn with a paved pathway leading to the side door entrance. There is a further stone chipped area to the side and a shared drying area to the rear.



