



**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.

Vestibule

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

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.

Bedroom 2

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

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.

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.



GROUND FLOOR



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