



**BEAUTIFULLY PRESENTED GROUND FLOOR
FLAT**

SPACIOUS LOUNGE WITH DINING AREA

UTILITY AREA

PRIVATE REAR GARDEN

FANTASTIC VIEWS TO THE REAR

STYLISH OPEN PLAN KITCHEN

GOOD SIZE DOUBLE BEDROOM

FAMILY BATHROOM



**12 Craigleith Terrace, West Stirling
Street**
Alva, FK12 5EW

Offers Over £73,950

Entrance

Access is provided via a recently fitted, black composite door with decorative glazing.

Vestibule

The entrance vestibule has laminate flooring, a slim shoe storage unit and a further door leading to the hallway.

Entrance Hallway

The welcoming entrance hallway has laminate flooring and provides access to the bedroom, family bathroom and the lounge/diner.

Lounge/Diner

15' 6" x 9' 9" (4.72m x 2.97m)

The spacious lounge which is open plan to the kitchen, overlooks the rear of the property and has fantastic views of the Ochil Hills, with laminate flooring and ample space for a dining table and chairs.

Open plan Kitchen

8' 0" x 5' 0" (2.44m x 1.52m)

The stylish kitchen has a good range of dark grey wall and base units and complimentary worktops with a built-in oven and a ceramic hob with extractor fan above. Tiled splash back and flooring and a storage cupboard which houses the fridge/freezer.

Utility area

5' 11" x 5' 1" (1.80m x 1.55m)

The utility area is to the rear with further base units, splash back tiling and a window overlooking the rear of the property with lovely views, and a door giving direct access to the rear garden.

Principal Bedroom

11' 8" x 9' 6" (3.55m x 2.89m)

Good size principal bedroom is to the front of the property with carpeted flooring and a large built-in double wardrobe. Also included is the solid wooden black bedroom furniture.

Family Bathroom

6' 5" x 7' 8" (1.95m x 2.34m)

The family bathroom has a white three piece suite with a thermostatic shower over the bath. Partially tiled with a tiled floor, black heated towel rail and chrome accessories.

Heating & Glazing

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

Gardens

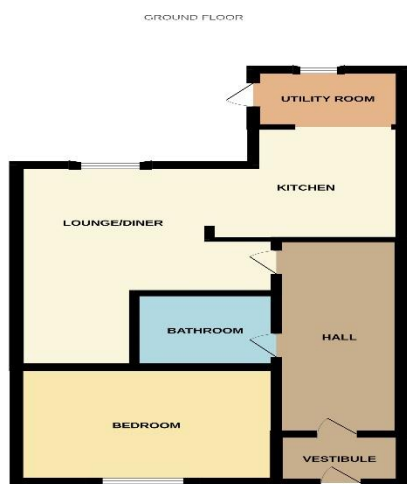
The rear garden has a private section with decorative paving slabs providing a lovely seating area with fabulous views of the Ochil Hills. There is a communal drying area with a wooden garden shed.

Parking

There is a shared parking area to the rear of the property and on-street parking to the front.

Included Extras

Included in the sale of the property are all carpets and floor coverings, various light fittings, curtain poles, blinds and bathroom accessories. Built-in oven/hob with extractor fan above, fridge/freezer and the washing machine in the utility area. Also the bedroom furniture, the patio set and wooden garden shed.



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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.