



SEMI-DETACHED VILLA

FAMILY BATHROOM

MODERN KITCHEN

PRIVATE GARDENS

SPACIOUS LOUNGE/DINING AREA

DOUBLE DRIVEWAY

TWO DOUBLE BEDROOMS AND A BOX ROOM

FANTASTIC VIEWS OF THE OCHIL HILLS



2 Craighorn Road
Alva, FK12 5DN

Offers Over £145,000

Entrance

Access to the property is via a white UPVC door with glazed panels leading to the entrance hallway.

Entrance Hallway

A welcoming entrance hallway providing access to all lower levels, spacious enough for free-standing furniture and currently used as a home office, with stairs leading to the upper accommodation.

Lounge/Diner 18' 6" x 11' 7" (5.63m x 3.53m)

Bright spacious open plan lounge/dining area with double glazed windows overlooking the front and rear of the property with stunning views of the Ochil Hills. Laminate flooring throughout and ample space for free standing furniture.

Kitchen 10' 0" x 9' 8" (3.05m x 2.94m)

Fully fitted modern kitchen with charcoal coloured high gloss wall and base units and a wood effect worktop, integrated washing machine and fridge freezer. Induction hob and integrated oven with a pull out over head extractor hood and a double glazed window to the rear of the property.

Principal Bedroom 13' 8" x 9' 2" (4.16m x 2.79m)

Principal bedroom with two double glazed windows overlooking the front of the property, laminate flooring throughout. This room offers ample space for free standing furniture.

Bedroom Two 13' 7" x 9' 1" (4.14m x 2.77m)

Bedroom two with laminate flooring throughout, double glazed window overlooking the rear of the property with stunning views of the Ochil Hills. This bedroom benefits from large built in wardrobes with hanging rails and shelving.

Box Room 9' 9" x 5' 3" (2.97m x 1.6m)

Well utilised single bedroom offering space for a single bed and free standing furniture, double glazed window overlooking the side of the property with fantastic views of the Ochil Hills.

Family Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Three piece family bathroom comprises of a bath, w.c and wash hand basin, various bathroom accessories and a opaque window overlooking the rear of the property.

Gardens

Private front garden mainly laid to lawn with mature shrubs and trees. Fully enclosed rear garden with a large, paved seating area, laid to lawn area and outdoor storage unit.

Driveway

This house benefits from having a private driveway to the front of the property to accommodate two vehicles.

Included Extras

Included in the sale of the house are all floor coverings, light fittings, various blinds, curtains and curtain poles, integrated hob and oven, washing machine and fridge freezer. Garden storage unit.

Heating & Glazing

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

Home Report

To view this home report please email us on: admin@county-estates.net

