



SPACIOUS GROUND FLOOR FLAT

FITTED KITCHEN

SHOWER ROOM

GARDENS TO FRONT & REAR

GOOD SIZE LOUNGE

GENEROUS PRINCIPAL BEDROOM

GAS CENTRAL HEATING/DOUBLE GLAZING

ON STREET PARKING



**23 Smithfield Loan
Alloa, FK10 1NH**

Offers Over £74,500

Entrance

Access is to the side of the property via a white UPVC door with half moon glazing.

Entrance Vestibule

The entrance vestibule has laminate flooring and benefits from a built-in storage cupboard.

Entrance Hallway

The entrance hallway has laminate flooring and a large built-in storage cupboard. Access is provided to all of the accommodation.

Principal Bedroom 14' 1" x 10' 0" (4.29m x 3.05m)

The principal bedroom is a good sized double bedroom overlooking the front of the property with carpeted flooring and built-in storage.

Lounge 14' 1" x 11' 10" (4.29m x 3.60m)

The bright and spacious lounge has a large window overlooking the front of the property, laminate flooring and a built-in alcove with a storage cupboard below.

Fitted Kitchen 10' 10" x 6' 2" (3.30m x 1.88m)

The fitted kitchen has a good range of beech effect wall and base units, free-standing gas cooker, washing machine and a fridge/freezer. There is a window overlooking the rear garden, tiled splash back and vinyl flooring.

Shower Room 7' 0" x 4' 8" (2.13m x 1.42m)

The shower room features a white vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower, with a tiled floor, partially tiled walls and an opaque window to the rear.

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, light fittings, carpets, and floor coverings. Also included is the free-standing gas cooker, washing machine and fridge-freezer in the kitchen, curtains/curtain poles, and the wooden shed in the garden.

Home Report

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

