



16, Lapwing Place,  
Alloa, Clackmannanshire FK10 1SJ

Fixed Price £210,000



County Estates are pleased to present to the market this modern three-bedroom semi-detached family home ideally situated in a popular residential area of Alloa.

Presented in walk-in condition, accommodation comprises of; a welcoming entrance hallway, downstairs wc, spacious lounge, dining kitchen, three bedrooms, principal with en-suite and a family bathroom. The property further benefits from gardens to the front and rear and a private driveway.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

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

### Entrance Hallway

The welcoming entrance hallway provides laminate flooring and gives access on to all lower accommodation and stairs to the upper level.

### W.C

6' 0" x 3' 7" (1.83m x 1.09m)

The downstairs cloakroom provides a w.c, wash hand basin and an opaque window to the front.

### Lounge

14' 8" x 13' 5" (4.47m x 4.09m)

The bright, spacious lounge provides laminate flooring, a storage cupboard which houses the electrics and boiler and a double-glazed window overlooking the front of the property. The lounge gives access to the kitchen via double glazed panelled doors.

### Kitchen Diner

17' 0" x 8' 11" (5.18m x 2.72m)

The modern kitchen diner has been fully fitted with a range of grey wall and base units, complimentary worktops and feature flooring. There is an integrated electric oven and gas hob with space for under-counter appliances and a freestanding fridge freezer. The kitchen benefits from ample space for a dining table with French doors leading out to the rear garden.

### Principal Bedroom

10' 2" x 9' 3" (3.10m x 2.82m)

The principal bedroom has been tastefully decorated providing carpeted flooring, double fitted wardrobes with sliding doors and a double-glazed window overlooking the rear garden. The principal bedroom benefits from an en-suite shower room.

### Principal En-Suite

5' 10" x 4' 11" (1.78m x 1.50m)

The principal en-suite shower room has been partially tiled and provides a corner shower cubicle, w.c and wash hand basin.





### Bedroom Two

9' 11" x 8' 10" (3.02m x 2.69m)

Bedroom two provides carpeted flooring, double fitted wardrobes with sliding doors and a double-glazed window overlooking the front of the property.

### Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Bedroom three provides carpeted flooring and a double-glazed window overlooking the front of the property.

### Family Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

The family bathroom has been partially tiled and comprises of a bath, w.c, wash hand basin and an opaque window overlooking the rear.

### Gardens & Driveway

The low maintenance front garden provides a stone chipped area with a paved path leading to the front entrance door. There is large monoblocked driveway for off-street parking with an additional parking space to the left. To the rear is a fully enclosed private garden which has been landscaped with artificial grass and a wooden decked area. To the side of the property there is a monoblocked patio and a wooden shed for storage.

### Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, all curtain poles, various blinds and curtains. The integrated electric oven and gas hob. The shed in the rear garden.

### Heating & Glazing

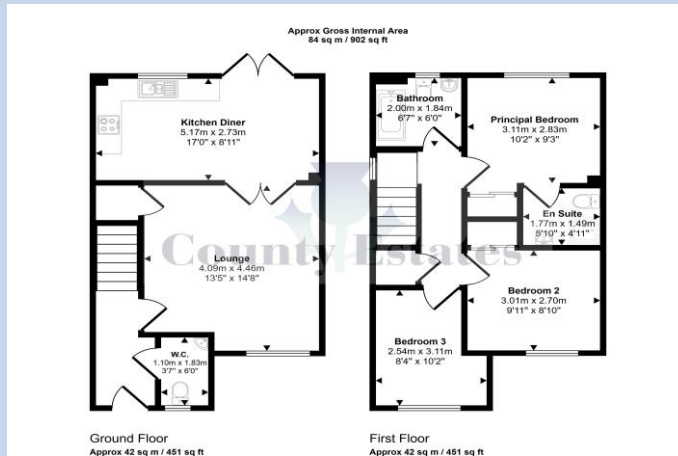
This property benefits from a gas central heating system and is double glazed throughout.





## Home Report

To view the home report for this property please contact our office; [admin@county-estates.net](mailto:admin@county-estates.net)



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