



MID-TERRACE VILLA

THREE BEDROOMS

GENEROUSLY SIZED LOUNGE/DINER

KITCHEN

BATHROOM

FRONT & REAR GARDEN



52 Earn Court
Alloa, FK10 1PT

Offers Over £93,500

Entrance

Access to the property is via a white UPVC door with glazed panels leading directly into the lounge.

Lounge

 23' 7" x 12' 2" (7.18m x 3.71m)

The bright and spacious lounge features laminate flooring, an electric fire with surround and ample storage, including a cupboard housing the boiler and under-stair space. It benefits from a large front facing window and gives convenient access to the kitchen and rear garden. Its open plan layout allows for space for a dining table.

Kitchen

 10' 6" x 8' 2" (3.20m x 2.49m)

The kitchen features a practical layout with a mix of wall and base units with contrasting worktops and laminate flooring. It is equipped with an integrated electric oven and hob, along with an under-counter dishwasher. A rear-facing window provides ample natural light and offers a view of the garden.

Principal Bedroom

 11' 4" x 10' 5" (3.45m x 3.17m)

The principal bedroom offers carpeted flooring, built in overbed storage and a window overlooking the rear.

Bedroom Two

 12' 10" x 8' 5" (3.91m x 2.56m)

Bedroom two features carpeted flooring, a fitted storage cupboard and a window overlooking the front of the property.

Bedroom Three

 9' 9" x 7' 7" (2.97m x 2.31m)

Bedroom three features carpeted flooring, a fitted storage cupboard and a window overlooking the front of the property.

Family Bathroom

 6' 11" x 5' 7" (2.11m x 1.70m)

The family bathroom has been fully tiled and comprises of a bath with overhead shower, sink, wash hand basin and a rear opaque window.

Gardens & Parking

The property offers a fully enclosed front garden with stone chips and a paved path leading to the front entrance. To the rear is a low-maintenance private rear garden featuring a paved patio and AstroTurf. Additionally, residents parking is available to the rear of the property and a brick outhouse offers convenient storage space.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, curtain poles, curtains and blinds. Also included is the integrated oven and hob and dishwasher (No guarantees or warranties on appliances).

Heating & Glazing

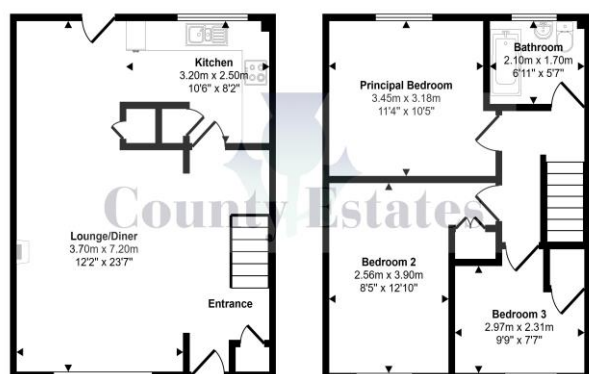
The property features gas central heating and is fully double glazed throughout.

Home Report

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



Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

MONEY LAUNDERING REGULATIONS 2003

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.