



12 NORTH STREET, ALLOA, FK10 2DP  
OFFER OVER £104,500





## 12 NORTH STREET

OFFERS OVER £104,500

B-Spoke Property are delighted to offer to the sales market this spacious and Traditional Ground Floor Flat in the popular town of Alloa.

Early viewing is recommended to fully appreciate the location and size of the accommodation on offer.

- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom

To the outside there is a garden area to the front and rear.

Parking is available on street.

The property is ideally located to provide good commuter links by rail, bus and road to all major cities within the central belt.

The town of Alloa also has a good range of shopping and local facilities.

Additional facilities are available nearby in Stirling City Centre. The historic City of Stirling offers a wide range of amenities including numerous bars, restaurants, cinemas, sports facilities, shopping centres with major high street stores and supermarkets.

## VIEWING ARRANGEMENTS

To arrange a viewing, call B-Spoke Property on 01786 448 109 or drop into our office at 50 Port Street, Stirling, FK8 2LJ.



The property comprises:

- Main door entry.
- Bright well-proportioned Lounge or Bedroom with feature fireplace and bay window.
- Fully fitted kitchen with ample wall & base units complete with integrated electric oven, hob & extractor hood. Space for washing machine and fridge freezer.
- Lounge / Dining room with french doors to rear garden area. Storage cupboard and additional walk-in cupboard. External door access to the side of property.
- Bedroom with window to the front of the property.
- Bathroom with white 3-piece suite including wash hand basin with vanity unit, WC and over bath electric shower with glass screen.

Warmth is provided by gas central heating and double-glazed windows.

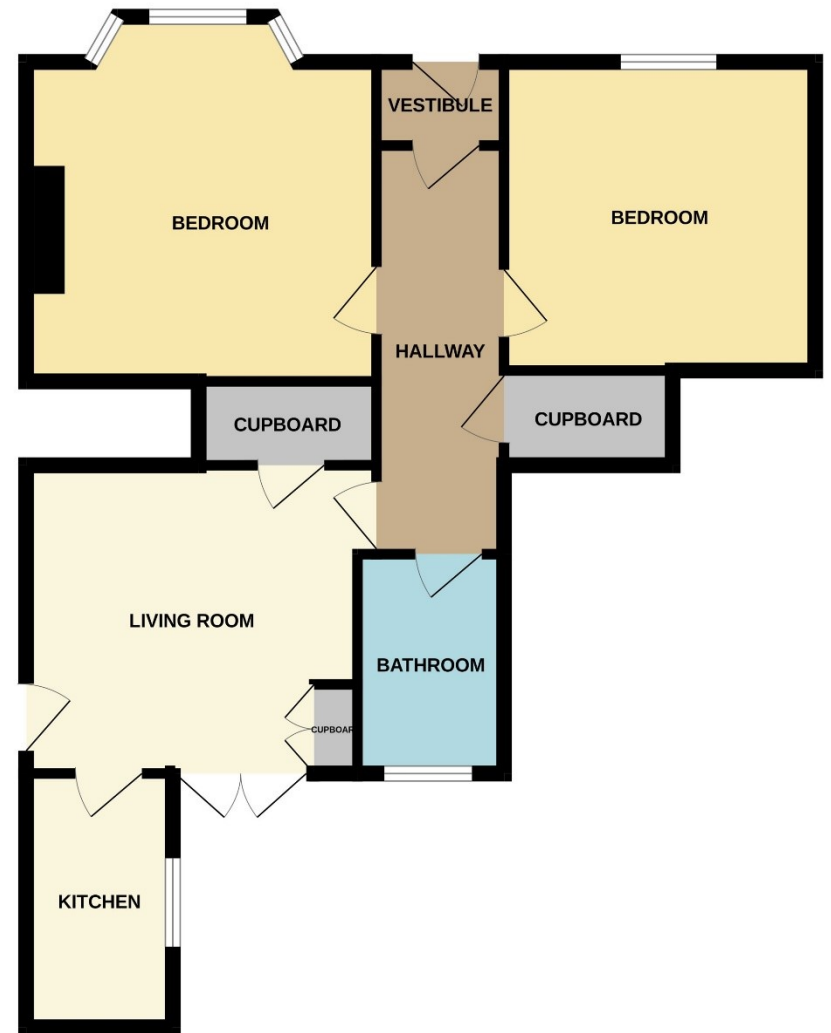


## DIMENSIONS

<b>Lounge</b>	3.76m x 3.72m
<b>Kitchen</b>	2.79m x 2.13m
<b>Bedroom 1</b>	5.32m x 3.82m
<b>Bedroom 2</b>	4.16m x 3.28m
<b>Bathroom</b>	2.54m x 1.21m



## GROUND FLOOR



### B-Spoke Property

50 Port Street, Stirling, FK8 2LJ  
01786 448 109  
office@bspokeproperty.com

### AGENTS NOTE

These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order. Extras, fixtures, fitting or any other items are not included unless specifically described.