



70 LETHEN VIEW, TULLIBODY, ALLOA, FK10 2GE
OFFER OVER £279,500





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B-Spoke are delighted to offer to the market this well presented and rarely available modern 4 Bedroom Detached Villa, situated within a quiet residential area in Tullibody, Alloa.

This property demands immediate inspection to allow prospective purchasers the opportunity to fully appreciate the size and location of the accommodation on offer.

- 4 Double Bedrooms with Master En-Suite
- Lounge
- Family Room / Dining Room
- Dining Kitchen
- Downstairs WC
- Family Bathroom

Externally the property benefits from mature, easily maintained landscaped garden grounds to the front & rear with garden shed and raised area. A single garage and driveway provide ample off-street parking.

The property is ideally located to provide excellent commuter links, with Stirling City Centre, a short distance away, and Alloa having both main line rail and bus services.

For those travelling by private car the motorway links can be found close by providing access to all major cities within the central belt and beyond.

Local amenities and high street shopping are all close to hand, as well as major 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.



Accommodation comprises;

- Bright and spacious Lounge with feature fireplace and electric fire. Patio doors leading to rear garden.
- Spacious modern fitted Dining Kitchen with integrated appliances including gas hob, extractor hood, electric oven and fridge freezer. Utility area with space for washing machine and storage cupboard. Door access to side and rear garden.
- Well-proportioned Family / Dining Room.
- Downstairs WC with toilet and wash hand basin.
- Master Bedroom with spacious fitted. En Suite Shower Room with mains shower cubicle and white wc and wash hand basin.
- Three further Double Bedrooms which all benefit from built-in storage.
- Generously proportioned Bathroom with white bath, wc and wash hand basin and separate mains shower cubicle.
- Warmth is provided by gas central heating and double glazing.

DIMENSIONS

Lounge	4.88m x 3.74m
Dining Kitchen	4.75m x 3.04m
Family Room / Dining Room	3.04m x 2.84m
Downstairs WC	1.73m x 0.91m
Master Bedroom	3.58m x 3.35m
En-Suite	2.39m x 1.31m
Bedroom 2	3.57m x 2.76m
Bedroom 3	3.32m x 2.75m
Bedroom 4	2.97m x 2.33m
Family Bathroom	2.14m x 2.03m

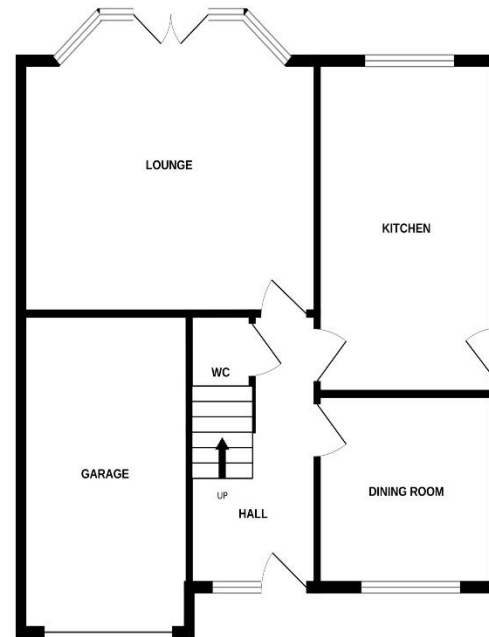


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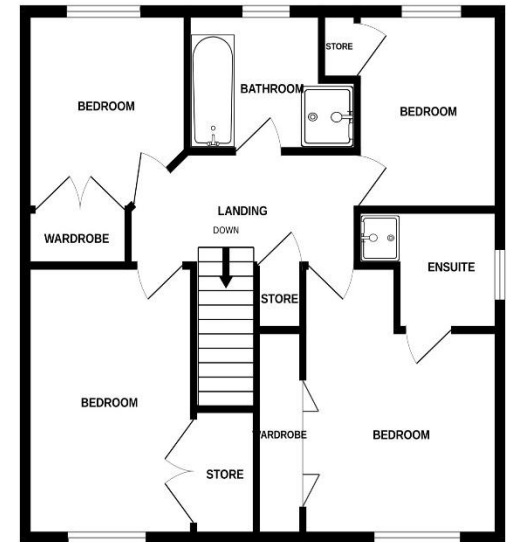
AGENTS NOTE
These details are set out as a general outline only and do not constitute any part of an offer or contract. All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error. Any services equipment or central heating systems have 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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