



57 EAST STIRLING STREET, ALVA, FK12 5HP  
OFFERS OVER £72,500







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B-Spoke Property are delighted to offer to the sales market, this spacious and well-presented Traditional First Floor Flat in the popular village of Alva.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Bedroom
- Lounge
- Kitchen
- Shower Room

To the outside of the property there are rear gardens and an off-street parking space.

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

The property is ideally located to provide good commuter links by rail, bus and road to all major cities within the central belt. The village of Alva 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 via the stone staircase to the rear of the property.
- Inner vestibule to hallway with large walk-in cupboard providing ample Storage.
- Bright well-proportioned lounge with press cupboard and stunning views to the Ochil Hills.
- Modern fitted kitchen with ample wall & base units including breakfast bar. Fridge freezer, electric cooker and washing machine included. Built-in extractor hood.
- Spacious Master Bedroom with feature alcove.
- Modern fully tiled Shower Room with walk-in shower cubicle, mains shower and white wc and wash hand basin.

#### **DIMENSIONS**

<b>Lounge</b>	4.04m x 3.55m
<b>Kitchen</b>	4.02m x 2.38m
<b>Bedroom 1</b>	3.57m x 3.46m
<b>Shower Room</b>	3.32m x 1.15m

## GROUND FLOOR

