



31 BRODIE AVENUE, CLAREMONT, ALLOA, FK10 2FE
OFFER OVER £239,500





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B-Spoke are delighted to offer to the market this immaculate and well-presented modern Semi Detached Villa, situated within the very popular and quiet residential area of Claremont in Alloa.

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

- 3 Bedrooms
- Master En Suite
- Open Plan Kitchen / Dining Area
- Lounge
- Bathroom

Warmth is provided by gas central heating and double glazing.

Externally the property benefits from mature landscaped garden grounds to the front & rear, garden shed with power, patio and decking area. A driveway provides ample off street parking for multiple cars.

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. Door leading to Kitchen / Dining area. Staircase to upper accommodation, storage cupboard and additional under stair storage.
- Spacious Open Plan modern fitted Kitchen with integrated appliances including gas hob, extractor hood, double oven, fridge freezer and washing machine. Dining area with French doors leading to patio area and rear garden.
- Master Bedroom with fitted mirrored wardrobe. En-Suite Shower Room with mains shower and white wc and wash hand basin.
- Second Double Bedroom and third single bedroom both with wardrobes included.
- Fully tiled Bathroom with white wc and wash hand basin, over bath mains shower and folding glass screen.
- Additional storage is provided by the storage cupboard in the hall.

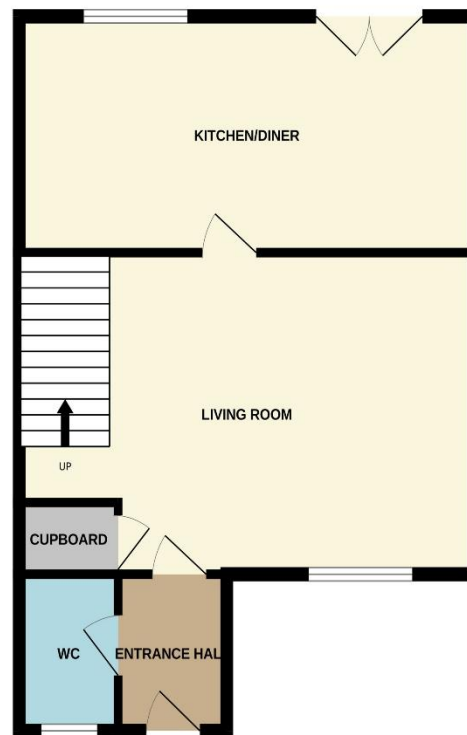
DIMENSIONS

Lounge	5.26m x 4.72m
Kitchen/ Dining Area	5.20m x 2.67m
Master Bedroom	3.09m x 3.06m
En-Suite	3.08m x 1.53m
Bedroom 2	3.11m x 2.72m
Bedroom 3	3.31m x 2.34m
Bathroom	1.68m x 1.68m

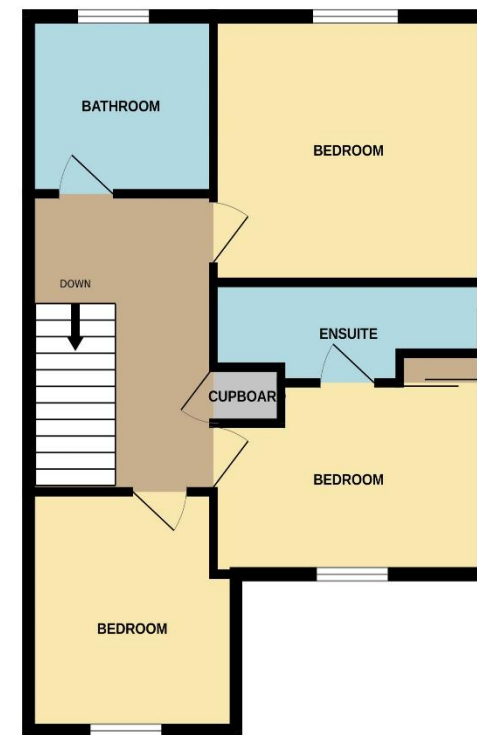




GROUND FLOOR



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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