

35a Ludgate, Alloa

Clackmannanshire





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WELCOME TO

35a Ludgate, Alloa

Halliday Homes are delighted to bring to the market this impressive Victorian, lower conversion apartment, built circa 1900s, which retains a plethora of original features such as architraves, deep skirtings, ceiling roses and cornicing. The property, which is presented in move-in condition, will be sure to appeal to a variety of buyers and early viewing is advised.



35a Ludgate

The internal accommodation comprises: storm porch, entrance hall, spacious lounge, kitchen, dining hall, conservatory, three double bedrooms and a family bathroom. Warmth is provided by gas central heating, and the property has full UPVC sash and case double glazing throughout.

Externally to the front there is a small area of private garden which is laid mainly with chipped stones and has multiple flower beds. The west facing, private rear garden, which is bound by a mixture of fencing/stone wall, has a good sized area of lawn and decking, an outside office which is fully lined and has electrics, an external water tap and shed. There is ample on-street parking to the front of the property.

Ludgate is conveniently placed in the popular commuter town of Alloa. Many local amenities nearby include leisure facilities, restaurants and high street multiple supermarkets. The property sits within the catchment area for Redwell Primary School and the local high school, Alloa Academy, the independent sector is well provided for with Fairview International Bridge of Allan and other independent schools in the area including Dollar and Morrison's Academy, Crieff. Alloa further benefits from being an ideal location for commuting with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.











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