

# 18 Fenton Street

ALLOA, CLACKMANNANSHIRE, FK10 2DU



*EXCELLENT FOUR BEDROOM HOME  
IN A CENTRAL LOCATION*



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An excellent opportunity has arisen to acquire this semi detached villa. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation with three double bedrooms and a single. The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation.





The accommodation extends to a private entrance vestibule, a broad reception hallway, a superb lounge with bay window flooding the room with light. The focal point is the working fire and surround. A large bedroom with en-suite is located on the ground level. To the rear of the property is a large dining room with access to the fantastic fitted kitchen which includes a range of base and wall units and plenty of worktop space for the aspiring chef! There is also a spacious conservatory to the rear.















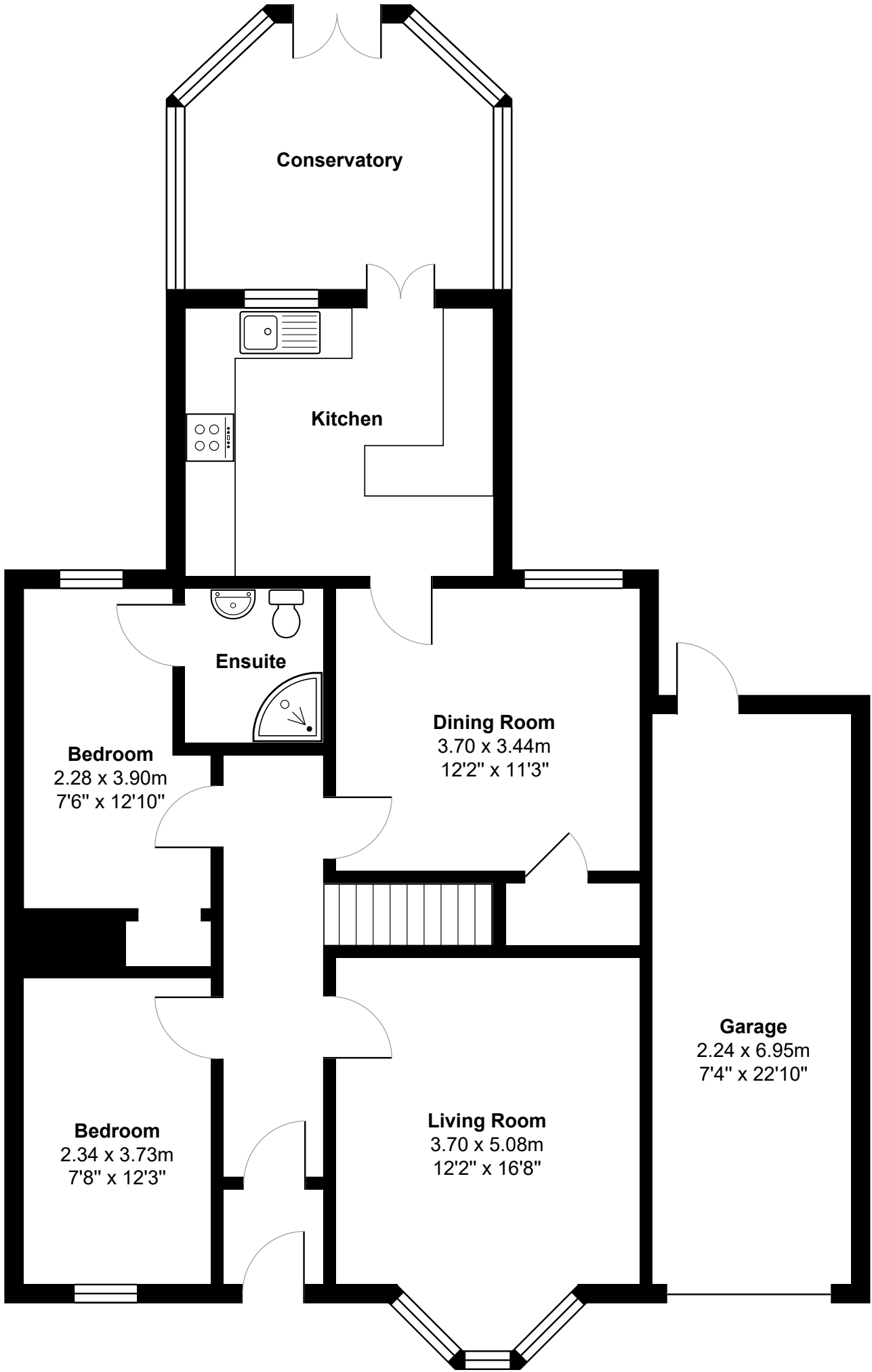


The angled staircase with balustrade leads to the upper level, where you will be greeted with three large bedrooms. A three-piece family bathroom is also located on the upper level. The specification includes gas central heating and double-glazed windows.

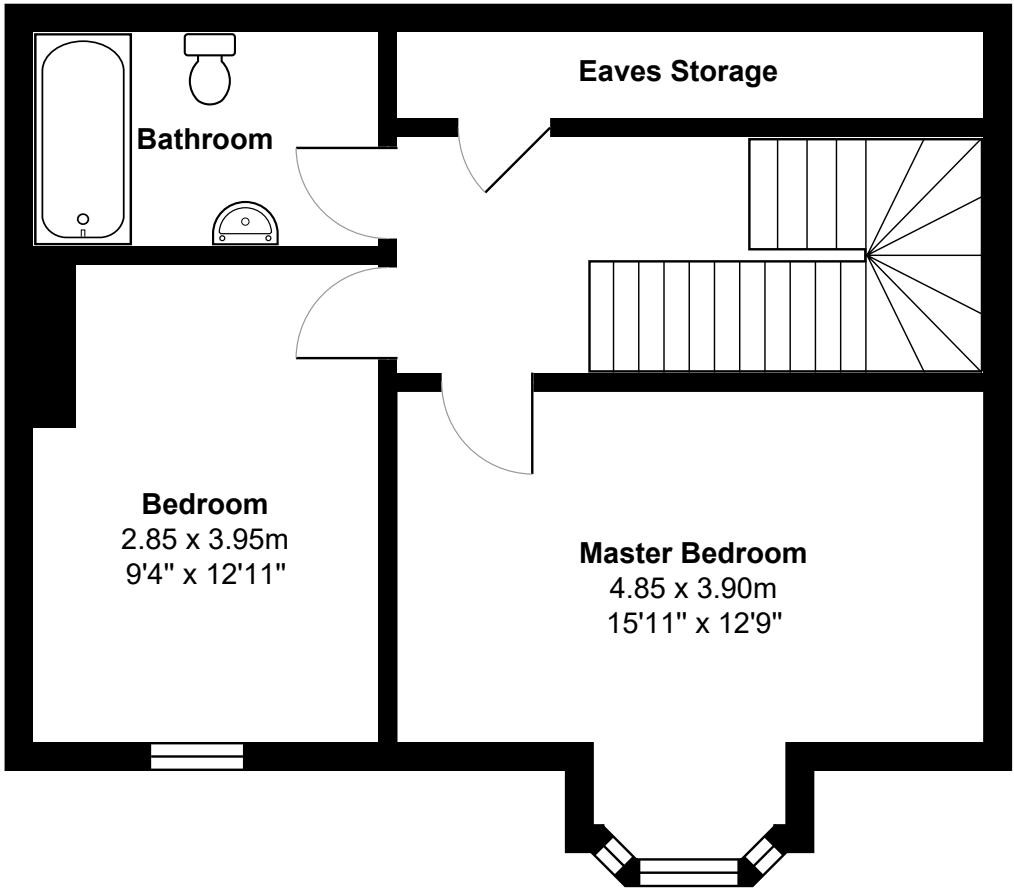








Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>  
EPC Rating: E







The rear gardens are low maintenance and are fully enclosed. The rear gardens offer privacy and a safe environment for children and animals. Ample off-street parking is provided to the front of the property. A large single garage is located to the side of the property.

Viewing is highly recommended to appreciate the accommodation on offer.





Alloa is nestled between the Ochil Hill and the River Forth. Clackmannan Road is located within a short distance from the town centre which has a variety of High Street shops a health centre, Post Offices banks, restaurants, and bars. Within easy walking distance are supermarkets including Tesco, Asda, and Aldi; Morrisons is a short drive away. Local Schools are similarly very close and just a short walk away. The town offers a good range of sports and leisure facilities, parks and libraries.

Alloa also has its own railway station with direct services to both Edinburgh and Glasgow. The Clackmannanshire Bridge provides an excellent service to commuters through the central belt for connections to Glasgow, Edinburgh, Stirling and Perth. Local public services are close at hand with a bus stop a short walk along the road.





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