




McEwan Fraser Legal
Solicitors & Estate Agents
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185B West Stirling Street,
ALVA, CLACKMANNANSHIRE, FK12 5BH

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LOCATION

Alva is a village in the county of Clackmannanshire and is about five miles north-east of Stirling. It is one of a string of towns that, because of their location at the base of the Ochil Hills, are collectively referred to as the Hillfoots Villages or simply the Hillfoots. The historic city of Stirling is close at hand, on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. The city enjoys a variety of shopping facilities including banking, building society and Post Office services along with

a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the north of the town. Stirling city centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.



PROPERTY

185b West Stirling Street is a delightful upper villa in walk-in condition with neutral décor throughout. This spacious first-floor, double upper apartment situated within driving distance of Stirling is a fantastic opportunity for a couple, small family or an investment purchaser.

The accommodation briefly comprises of a spacious and bright lounge with feature window flooding the room with light. The hallway features a very useful storage cupboard. The modern fitted kitchen has ample storage from its many wall and base units,

contemporary worktops, electric oven and space for a table and chairs. Bedroom two is a good size and is also on this level.

The upper level features the master bedroom and offers stunning views across Stirlingshire. The bathroom has partially tiled walls and benefits from a three-piece white suite with WC, wash hand basin and shower.

The property also has gas central heating, on-street parking.



Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.55m (14'11") x 3.80m (12'6")
Kitchen	4.55m (14'11") x 2.00m (6'7")
Bedroom 1	5.45m (17'10") x 4.00m (13'1")
Bedroom 2	4.35m (14'3") x 3.60m (11'10")
Bathroom	2.15m (7') x 1.60m (5'3")

Gross internal floor area (m²)

75m²

EPC Rating

D

Extras (Included in the sale)

Floor coverings, light fittings, and window dressings.

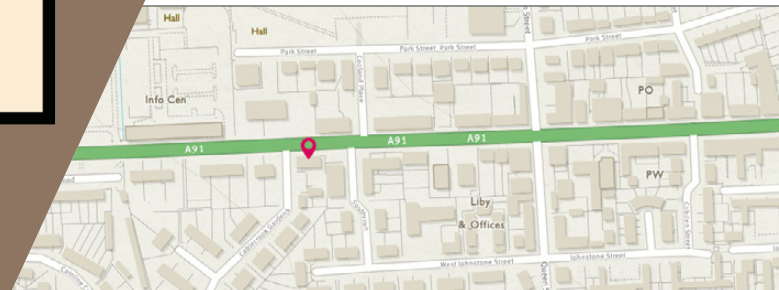
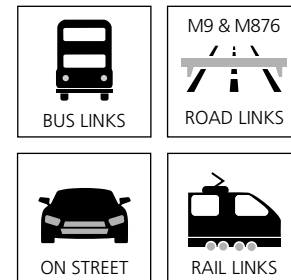


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Text and description
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