



32 Dickies Wells, Alva – FK12 5JB

Offers Over **Offers Over £154,000**



Cathedral City Estates

32 Dickies Wells

Alva

Located in a modern development in Alva, this well-presented semi-detached home offers practical, comfortable living in true walk-in condition. Fresh neutral décor, a bright layout, and low-maintenance outdoor space make it an ideal choice for first-time buyers, downsizers, or those seeking a hassle-free home in a peaceful cul-de-sac setting. Parking for two cars is conveniently provided nearby, adding to the ease of everyday living.

Inside, the lounge sits at the front of the property and leads through to a small dining area and the kitchen, forming a sociable semi-open-plan layout. The kitchen is fitted in a clean, contemporary style with integrated fridge-freezer and washer-dryer, a double Neff oven with built-in microwave, and a 4-ring gas hob—perfect for those who enjoy cooking. French doors open directly onto the south-facing rear garden, allowing light to flood in and creating a lovely indoor-outdoor connection during the warmer months.

Upstairs, the property offers two bedrooms: a comfortable double and a generous single, each enhanced by built-in wardrobes that provide excellent storage while keeping the rooms uncluttered. The modern shower room on this level features a bright white suite and feels fresh, practical, and easy to maintain.

Designed for low upkeep, the rear garden is hard landscaped and arranged over two levels, with a patio seating area and space for a shed. Side access leads back to the front of the property, making day-to-day use straightforward and practical.



Set in a quiet cul-de-sac, the home enjoys a peaceful position while remaining close to Alva's amenities. The town provides a good range of shops, cafés, schooling, and services, as well as superb access to Stirling, Clackmannanshire and commuter routes via the A91. The dramatic Ochil Hills form a stunning backdrop, offering plentiful walking routes and outdoor activities right on the doorstep.

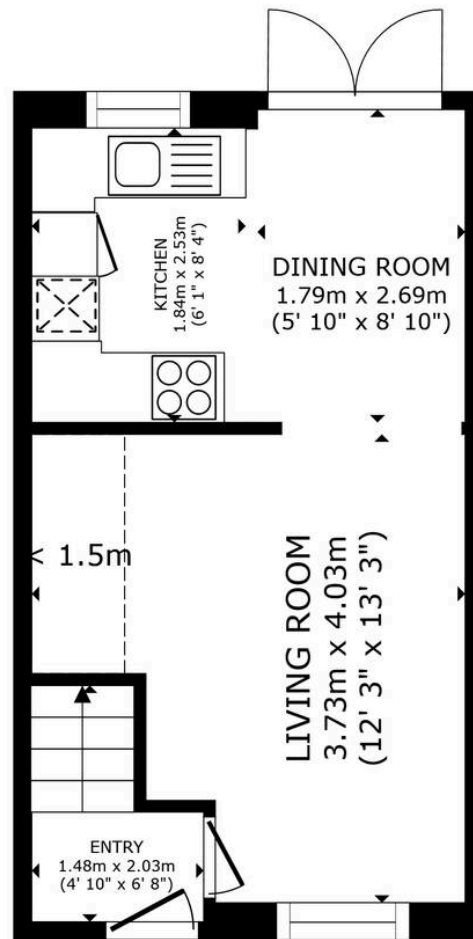
What the current owners loved most

The owners particularly enjoyed how easy the house has been to maintain, with its walk-in condition and low-maintenance garden. They valued the south-facing aspect, the natural light from the French doors, and the excellent built-in wardrobes. The peaceful cul-de-sac location and nearby parking also made life simple and convenient.

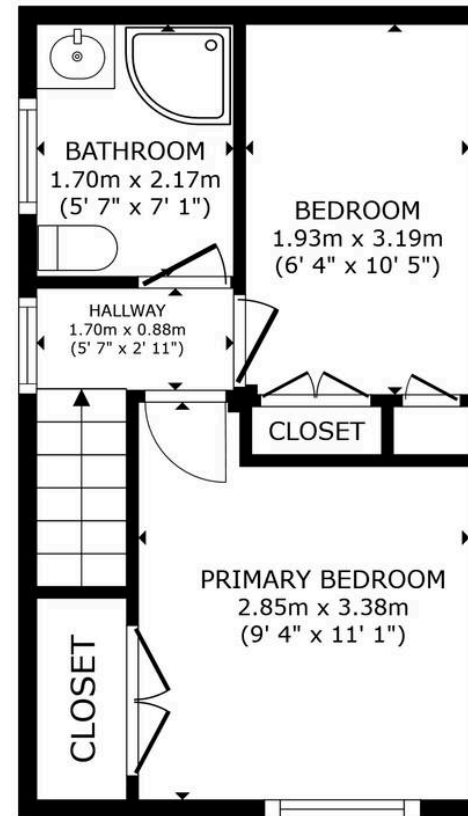
Summary

- Two-bedroom semi-detached home in Dickies Wells, Alva
- Quiet cul-de-sac within a modern development
- Walk-in condition with fresh neutral décor
- Lounge leading to dining area and modern kitchen
- French doors to south-facing rear garden
- Integrated appliances: fridge-freezer, washer-dryer, double Neff oven (with microwave), gas hob
- Double bedroom and large single, both with built-in wardrobes
- Modern shower room
- Low-maintenance hard-landscaped garden with patio and shed space
- Parking for two cars nearby
- Close to local amenities and Ochil Hills
- EPC: C | Council Tax: C





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 23.7 m² (256 sq.ft.) FLOOR 2 24.8 m² (267 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.6 m² (18 sq.ft.)
TOTAL : 48.6 m² (523 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

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Please Note: Property details are for guidance only and do not form part of any offer or contract. Measurements, photos, and floor plans are approximate. Systems and appliances haven't been tested, and we can't guarantee their condition. Tenure and construction details are unverified. Contact us for more information.