



TRADITIONAL GROUND FLOOR FLAT

SPACIOUS LOUNGE

ONE DOUBLE BEDROOM

**PRIVATE REAR GARDEN AREA, DRYING
GREEN & OUT BUILDING**

ENTRANCE HALLWAY

FITTED KITCHEN

FAMILY BATHROOM

STUNNING VIEWS OF THE OCHIL HILLS



99A East Stirling Street
Alva, FK 12 5HB

Offers Over £79,500

Entrance

Entrance via the side of the property by a hardwood part-glazed decorative door.

Entrance Hallway 16' 10" x 3' 4" (5.13m x 1.02m)

Spacious L-shaped hallway with laminate flooring giving access to all accommodation.

Lounge 13' 9" x 11' 9" (4.19m x 3.58m)

Bright lounge with a double-glazed window overlooking the front of the property. Built-in alcove housing the electrics,

Kitchen 8' 1" x 6' 3" (2.46m x 1.90m)

Fully fitted kitchen with white wall and base units and contrasting worktops, double-glazed window to the side of the property. Free-standing gas cooker and oven, under-counter washing machine and free-standing fridge freezer.

Bedroom 12' 8" x 10' 9" (3.86m x 3.27m)

Spacious double bedroom fully carpeted with free standing wardrobes with hanging rails and shelving.

Family Bathroom 12' 8" x 10' 9" (3.86m x 3.27m)

Fully tiled family bathroom with a built-in vanity sink, W.C and bath. Opaque window to the side of the property and various bathroom accessories.

Gardens

This property benefits from a shared drying area, and a brick-built outhouse.

Parking

On street parking is available to the front of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. Free-standing fridge freezer, under-counter washing machine and gas cooker in the kitchen. Free standing wardrobes in the bedroom and a wooden garden shed.

Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

Home Report

To view this home report please email us on: admin@county-estates.net



Where money is offered for items inside to ensure the accuracy of the description contained herein, purchasers, solicitors, valuers, surveyors and estate agents are advised to carry out their own inspection of the property and to satisfy themselves as to the accuracy of the description. The accuracy, appropriateness and applicability of the information is not guaranteed. The estate agent is not responsible for any errors or omissions.