17 SHAFTESBURY STREET, ALLOA FK10 2LU

HARPER&STONE
ESTATE & LETTING AGENTS





# 17 SHAFTESBURY STREET

ALLOA, FK10 2LU



## PROPERTY FEATURES

- Spacious 1 bedroom ground floor flat
- Original cornicing and high ceilings
- Brand new contemporary kitchen
- Stylish new bathroom
- New flooring throughout
- Versatile box room ideal as a home office
- Shared garden
- On street parking
- Unfurnished

Harper & Stone are delighted to present to the market 17 Shaftesbury Street, a beautifully refurbished one bedroom ground floor flat situated in a sought after residential area of Alloa. Combining charming period features with modern finishes, this attractive home is ideal for downsizers or working professionals.

The property is entered via a welcoming entrance porch, leading into a spacious hallway where the original decorative coinciding immediately shows the character of the home. High ceilings throughout further enhance the sense of space and light.

To the front of the property is a bright and generously proportioned open-plan kitchen and living area, featuring a striking original curved corner window that fills the room with natural light. The newly fitted kitchen offers a sleek, modern finish and comes equipped with an integrated fridge freezer, Lamona induction hob and oven, and a washing machine, providing everything needed for contemporary living.

The stylish bathroom has been finished to a high standard with a modern grey vanity unit incorporating the wash hand basin and WC, a contemporary shower













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enclosure, and elegant gold fittings that add a touch of luxury.

The spacious principal bedroom overlooks the shared rear garden and benefits from high ceilings and a useful built-in storage cupboard. Beyond the bedroom is access to the rear garden and a versatile box room, perfect for use as a home office, dressing room, or additional storage space.

Externally, the property enjoys a private stone chipped front garden, while to the rear there is a small enclosed area directly outside the back door leading to a well maintained communal lawn and drying green. Ample on street parking is available to the front of the property.

Early viewing is highly recommended.

Council Tax Band B

EER Band D

LARN 1811005
LANDLORD REGISTRATION NUMBER 1808259/150/31072

No pets
No HMO's
Non-smokers only

Please contact Harper & Stone for more details on 01259 238 938 or email us at rentals@harperstone.co.uk

Alloa provides a great variety of local amenities including retail, supermarkets, restaurants, and leisure activities. located in Alloa town centre is the Speirs centre which is a fantastic state of the art facility. Alloa's main historic attraction is Alloa tower, one of Scotland's largest surviving medial tower houses. The town also provides excellent education facilities with four primary schools and a secondary school. For commuters Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only a short distance away.

