



**UPPER FLOOR FLAT**

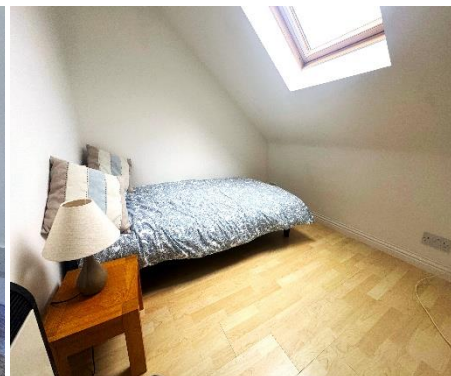
**FITTED KITCHEN**

**SHOWER ROOM**

**SPACIOUS LOUNGE**

**DOUBLE BEDROOM**

**STUNNING VIEWS OF THE OCHIL HILLS**



**63e Stirling Street**  
 Alva, FK12 5ED

**OFFERS OVER £68,000**



### Entrance

Access to the private entrance is via a hardwood door with opaque glazed panel.

### Private Entrance

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### Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard housing the electrics and a further built-in wardrobe with hanging rails. Leading to all accommodation.

### Bedroom 8' 3" x 8' 8" (2.51m x 2.640m)

Double bedroom with laminate flooring throughout and a Velux window overlooking the rear of the property, giving an abundance of natural light.

### Kitchen 9' 4" x 7' 5" (2.84m x 2.26m)

The fully fitted kitchen is partially tiled and has a good range of oak effect wall and base units with contrasting worktops and a new built-in oven with a ceramic hob: undercounter washing machine and a new built-in fridge.

### Shower Room 6' 9" x 3' 6" (2.06m x 1.07m)

The bathroom has a white three piece suite and a separate shower enclosure with an electric shower. Fully tiled with laminate flooring and various bathroom accessories.

### Lounge 14' 4" x 12' 10" (4.360m x 3.90m)

Bright spacious lounge with laminate flooring throughout, double-glazed window overlooking the side of the property and a Velux window overlooking the front of the property with stunning views of the Ochil Hills. This room offers ample room for free-standing furniture.

### Heating & Glazing

The property benefits from an electric heating system and is fully double glazed throughout.

### Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

### Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings and light fittings. Integrated kitchen appliances, including the new built-in oven and ceramic hob, washing machine, new under counter fridge freezer.

