



WELL PRESENTED SEMI-DETACHED COTTAGE

MODERN FAMILY BATHROOM

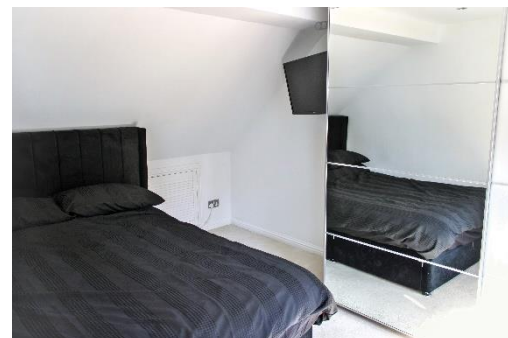
TWO DOUBLE BEDROOMS

TWO PARKING SPACES

OPEN PLAN LOUNGE/DINING AREA WITH WOOD BURNER

FITTED KITCHEN

FULLY ENCLOSED EXTENSIVE REAR GARDEN



37 Alloa Road
Clackmannan, FK10 4HG

Offers Over £180,000

Entrance

Entrance via a solid oak external door with a separate glazed side panel.

Entrance Vestibule

Welcoming entrance vestibule, double aspect windows to the side and front of the property, tiled throughout leading the open plan lounge/dining area.

Open Plan Lounge/Dining 24' 5" x 15' 7" (7.44m x 4.75m)
Spacious open plan lounge/dining area with laminate flooring throughout, ample storage space and two double glazed windows overlooking the front of the property. Feature wood burning stove with an oak mantle in the lounge area and the dining area has ample space for a dining table and chairs.

Kitchen 6' 2" x 11' 7" (1.88m x 3.53m)
Fully fitted modern kitchen with a good range of wall and base units, oak effect worktops and a double-glazed window overlooking the side of the property. Integrated gas hob and electric oven, there is a washing machine and an integrated fridge freezer. White ceramic sink and drainer and a hardwood part glazed external door leading to the rear garden.

Family Bathroom 4' 11" x 8' 10" (1.50m x 2.69m)
Fully tiled grey slate effect three-piece family bathroom suite with a vanity W.C and sink with storage, separate bath with a glass enclosure and an overhead rainfall showerhead, wall mounted grey matt radiator and an opaque window overlooking the front of the property.

Upper Hallway
Fully carpeted upper hallway with a double-glazed window overlooking the front of the property.

Principal Bedroom 9' 7" x 12' 8" (2.92m x 3.86m)
Spacious fully carpeted principal bedroom with a double-glazed window overlooking the front of the property, ceiling spotlights, double radiator and ample storage space.

Bedroom 2 9' 0" x 13' 0" (2.74m x 3.96m)
Bright second double bedroom, fully carpeted with a double-glazed window overlooking the front of the property and ample room for free-standing furniture.

Included Extras
Included in the sale of the property are all carpets and floor coverings, blinds, light fitments and bathroom accessories and the free-standing wardrobe within the principal bedroom. The gas hob, electric oven, the washing machine and the integrated fridge freezer. Wooden garden shed.

Gardens
Front garden is laid with decorative stone chips giving access to front entrance. Fully enclosed rear garden with an extensive laid to lawn area, decorative stone chips, a wooden garden shed and an outdoor storage area.

Parking
The property benefits from a mono-blocked driveway to the rear of the property to accommodate two vehicles, further shared parking to the rear is also available.

Heating & Glazing
The property benefits from a gas central heating system and is double glazed throughout.

