



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 £185,000

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 fittings 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

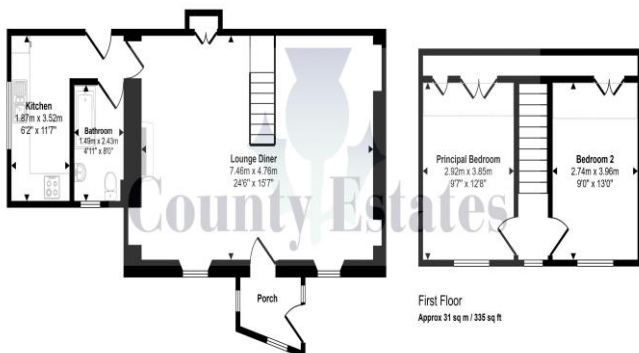
The property benefits from a gas central heating system and is double glazed throughout.

Home Report

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



Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 99 sq m / 1070 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.