



1, Park Place,
Alloa, Clackmannanshire FK10 1RT

Offers Over £163,995

County Estates are delighted to present to the market this beautifully presented, traditional ground floor flat in the town of Alloa.

The property is in walk-in condition and comprises of a welcoming entrance hallway with additional storage, a bright and spacious lounge, a dining room and a fitted kitchen. There are two good size double bedrooms and a stylish family shower room. The property benefits from a private front garden and a fully enclosed rear garden with on-street parking to the side.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including banks, supermarkets and a variety of High Street shops. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access is to the side of the property via a black composite door with a decorative glazed panel.

Entrance Hallway

The welcoming entrance hallway has grey laminate flooring, benefitting from 2 storage cupboards and providing access to all of the accommodation.

Lounge

15' 9" x 11' 6" (4.80m x 3.50m)

The bright and spacious lounge has a lovely bay window overlooking the front of the property, with carpeted flooring and a feature electric fire with a cream stone fireplace.

Dining Room

14' 10" x 11' 0" (4.52m x 3.35m)

The dining room is to the rear of the property with grey laminate flooring, there is ample room for a dining room table and chairs and access is provided to the kitchen.

Fitted Kitchen

13' 7" x 7' 10" (4.14m x 2.39m)

The fully fitted kitchen has a good range of beech effect wall and base units with complimentary worktops and a built-in double oven with a gas hob. There is an integrated fridge/freezer and space for a washing machine and a tumble dryer, with a window overlooking the side and a door providing access to the rear garden.

Principal Bedroom

10' 6" x 10' 6" (3.20m x 3.20m)

The generous sized principal bedroom overlooks the front of the property and has carpeted flooring with a free-standing double wardrobe and ample room for additional bedroom furniture.

Bedroom 2

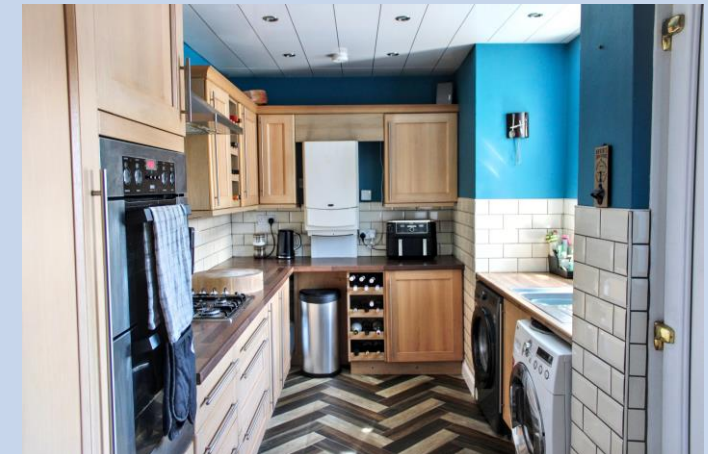
11' 8" x 8' 1" (3.55m x 2.46m)

The second double bedroom is to the rear and benefits from a free-standing double wardrobe and carpeted flooring.

Family Shower Room

5' 5" x 7' 5" (1.65m x 2.26m)

The stylish family shower room is fully tiled with modern, grey wall and floor tiles, a vanity sink unit, w.c and a walk-in shower enclosure with a thermostatic shower and chrome bathroom accessories.





Heating & Glazing

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

Included Extras

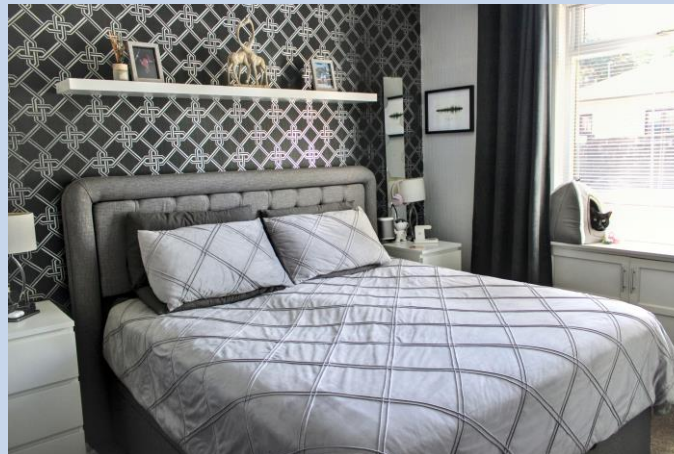
Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The built-in double oven and the gas hob, the integrated fridge/freezer in the kitchen and the electric fire and fireplace in the lounge. Also the wooden garden shed.

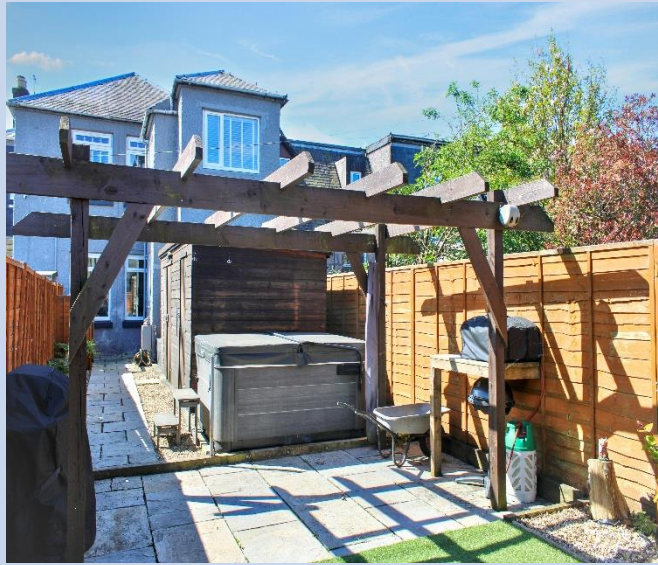
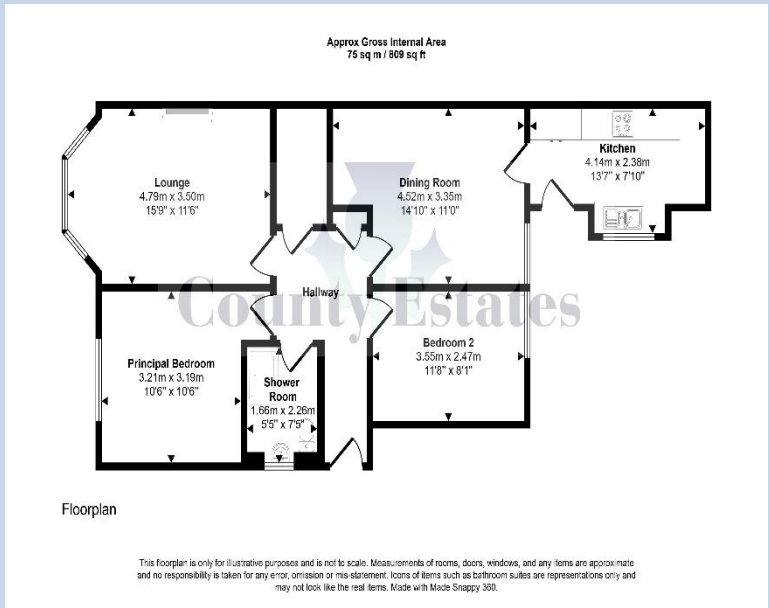
Gardens

There is a private stone chipped garden to the front of the property with a decorative paved pathway leading to the side door entrance. The fully enclosed rear garden is laid with decorative paving slabs, with an artificial lawn and stone chipped borders, a timber decked seating area and a large wooden shed and pergola.

Home Report

To view this Home Report please email us on: admin@county-estates.net





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