



SPACIOUS GROUND FLOOR FLAT

TWO DOUBLE BEDROOMS

WET ROOM

DRIVEWAY TO THE FRONT

BRIGHT LOUNGE

FITTED KITCHEN

PRIVATE REAR GARDEN

GAS CENTRAL HEATING & DOUBLE GLAZING



**22 Duncanson Avenue
Alloa, FK10 2NF**

Offers Over £92,000

Entrance

Entrance via a white UPVC part-glazed door.

Vestibule

Fully carpeted vestibule leading to all accommodation.

Lounge 14' 9" x 12' 4" (4.49m x 3.76m)

Bright spacious lounge with a double-glazed window overlooking the front of the property.

Kitchen 11' 11" x 9' 1" (3.63m x 2.77m)

Fully fitted kitchen with cream wall and base units and contrasting worktops. Double-glazed window overlooking the front of the property, built-in oven and hob and undercounter space for a washing machine.

Principal Bedroom 12' 11" x 8' 11" (3.93m x 2.72m)

Fully carpeted principal bedroom with French doors that seamlessly connect the room to the rear garden, creating a bright space ideal for relaxation or outdoor access.

Bedroom Two 13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom two with laminate flooring throughout, a double-glazed window overlooking the rear garden, and a built-in wardrobe with shelving.

Wet Room 5' 7" x 5' 5" (1.70m x 1.65m)

Wet room with a vanity sink, WC and a thermostatic overhead shower. Opaque window to the side of the property.

Gardens

Fully enclosed front and extensive rear garden with a raised decked area, paved seating areas and a wooden shed. There is also a communal drying area.

Driveway

This property benefits from a private driveway to the front to accommodate up to two vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. Built-in oven and hob and a wooden shed in the garden.

Heating & Glazing

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

Home Report

To access the Home Report email us on - admin@county-estates.net



GROUND FLOOR



Whilst every care has been taken to ensure the accuracy of the details contained within, no responsibility is accepted for any errors that may occur. Intending purchasers must satisfy themselves as to the accuracy of these details. Any photographs and/or floor plans may differ from the actual property. The services, fixtures and fittings, which have not been tested, are not guaranteed to be in working order. The dimensions, areas and accuracies, which have not been checked and are quoted, are approximate only.