County Estates

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MID TERRACED VILLA

KITCHEN/DINING AREA

SPACIOUS LIVING ROOM

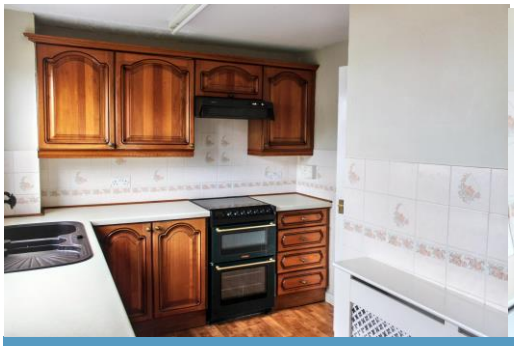
THREE BEDROOMS

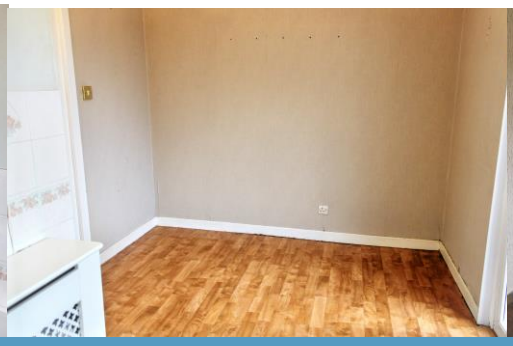
FAMILY BATHROOM

FULLY ENCLOSED FRONT & REAR GARDEN

DOUBLE GLAZING & ELECTRIC HEATING

SOME MODERENISATION REQUIRED





47 Turret Court

Alloa, FK10 1PY

Offers Over £94,000

Entrance
Entrance is via a white UPVC door leading to the entrance hallway.

Entrance Hallway
The entrance hallway provides access to the lounge, kitchen/ dining area and access via the stairs to the upper level with a built in cupboard. The electric box is situated in the under stair area.

Kitchen/Diner *18' 0" x 8' 2" (5.48m x 2.49m)*
The kitchen/Diner features vinyl flooring throughout, with a rear window that brightens the space. It is equipped with mahogany wall and base units, contrasting worktops, electric hob, oven and grill, and undercounter space for washing machine/ white goods. Both the kitchen and the diner area has built in storage cupboards with access to the water tank, and easy access to the rear enclosed garden and be gained from here. Access can be gained to the living room through French style double doors from the dining area. Additionally, there is space for a dining table and chairs.

Living Room *11' 9" x 14' 5" (3.58m x 4.39m)*
The bright and spacious living room has a large window overlooking the front of the property. There is also a brick feature fire place, with two small alcoves and ample room for freestanding furniture.

Upper Hallway
The upper hallway provides access to the three bedrooms and the family bathroom. The hallway also houses the attic access hatch.

Principle Bedroom *9' 11" x 10' 11" (3.02m x 3.32m)*
The principle bedroom has a window overlooking the rear of the property with ample room for free standing furniture

Bedroom Two *11' 11" x 12' 7" (3.63m x 3.83m)*
The second double bedroom has a window overlooking the front of the property. There is ample space for freestanding furniture and a built in storage cupboard.

Bedroom Three *9' 5" x 7' 4" (2.87m x 2.23m)*
The third bedroom has a window overlooking the front of the property with a storage alcove.

Family Bathroom *5' 5" x 6' 6" (1.65m x 1.98m)*
The family bathroom is fully tiled throughout featuring a Shell effect bath with an overhead Triton shower, along with a toilet and sink.

Garden and Parking
The property benefits from a fully enclosed front garden with a lawn area, mature shrubs and a paved path leading to the front entrance. The property also features a fully enclosed rear garden with a patio area. greenhouse, outhouse and a paved pathway from the car parking area to the rear entrance of the property.

Heating and Glazing
The property benefits from electric heating & double glazing.

Included Extras
Included in the sale of the property are all fixtures and fittings, floor coverings, lights, light fitments, blinds, curtains and curtain poles. Also included is the electric free standing cooker, hob and extractor fan. (not warranted). Greenhouse and outhouse is also included.

Home Report
To view this Home Report email us on: admin@countyestates.net

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.