

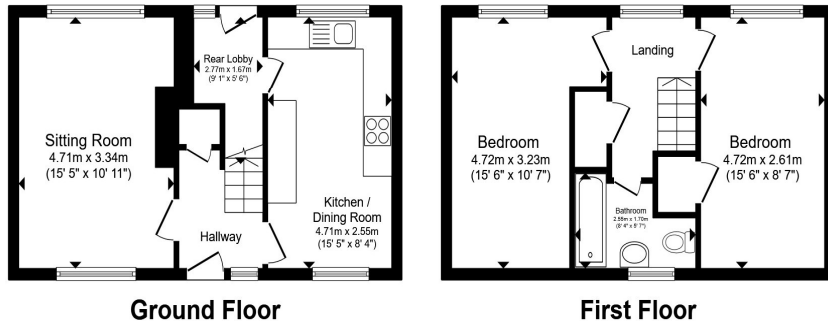


**Johnstone Street, Alva, FK12 5AE**

**welcome to**

## **Johnstone Street, Alva**

Situated within a desirable residential area, this attractive two-bedroom end-terrace house offers generous proportions and a comfortable living space for a variety of purchasers. Viewing is essential to fully appreciate the quality, space and lifestyle on offer.



Total floor area 74.0 m<sup>2</sup> (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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This charming home is sure to appeal to a wide range of purchasers, offering spacious and comfortable accommodation throughout. Upon entering into the hallway, you are then welcomed into the sitting room, a bright and inviting space perfect for relaxing and unwinding. With dual-aspect windows to the front and rear, an abundance of natural light floods the room, creating a warm and airy atmosphere. It also serves as the heart of the home, providing an ideal setting for entertaining guests or spending quality time with family and friends.

The kitchen/dining room is thoughtfully designed with a range of wall and base units, complemented by fitted worktops, providing excellent storage, practicality, and ample space for everyday dining.

Ascending to the first-floor landing, the upper level comprises two well-proportioned bedrooms and a family bathroom, all accessed from a central landing.

The property is well presented throughout and further benefits from a good amount of built-in storage, enhancing both convenience and functionality. Externally, the home enjoys a low-maintenance rear garden, offering an attractive outdoor space in which to relax while taking in lovely views towards the Ochil Hills.

Nestled at the foot of the Ochil Hills, the popular village of Alva offers an excellent range of local amenities, including a variety of shops, a health centre, post office, banks, and both primary and secondary schooling. The historic city of Stirling is easily accessible and provides an extensive selection of shopping, leisure, and recreational facilities, including many well-known retailers within the Thistles Shopping Centre. For those commuting, the area is particularly well served by the M8 and M9 motorway networks, while Stirling Railway Station provides regular links to both Glasgow and Edinburgh.

## **Ground Floor**

### **Entrance Hall**

### **Sitting Room**

15' 5" max x 10' 11" max ( 4.70m max x 3.33m max )

### **Kitchen / Dining Room**

15' 5" max x 8' 4" max ( 4.70m max x 2.54m max )

## **Upper Floor**

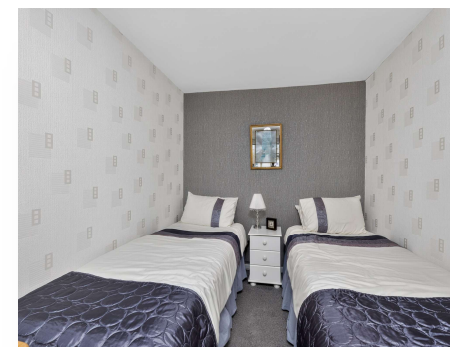
### **Bedroom**

15' 6" max x 10' 7" max ( 4.72m max x 3.23m max )

### **Bedroom**

15' 6" max x 8' 7" max ( 4.72m max x 2.62m max )

### **Family Bathroom**



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**welcome to**

## **Johnstone Street, Alva**

- Charming end-terrace house
- Kitchen/Dining Room
- Sitting Room
- 2 double Bedrooms
- Family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£135,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:

STI110879 - 0002

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