



SPACIOUS END TERRACED VILLA

FITTED KITCHEN

FAMILY SHOWER ROOM

PRIVATE GARDENS TO THE FRONT & REAR

CENTRALLY LOCATED IN ALLOA

LOUNGE WITH DINING AREA

TWO GOOD SIZE DOUBLE BEDROOMS

GAS CENTRAL HEATING/DOUBLE GLAZING



40 Rannoch Court
Alloa, FK10 1QN

OFFERS OVER
£88,500

Entrance

Access via a white UPVC door with decorative glazing panels.

Entrance Hallway

The carpeted entrance hallway provides access to the lounge, kitchen and the staircase to the upper level.

Lounge

 10' 0" x 20' 6" (3.05m x 6.24m)

The bright and spacious lounge benefits from a window overlooking the front and the rear of the property with carpeted flooring and space for a dining table and chairs. Access is provided to the rear hallway.

Rear Hallway

The rear hallway has vinyl flooring and gives access to the kitchen and the rear garden.

Fitted Kitchen

 7' 1" x 17' 1" (2.16m x 5.20m)

The fully fitted breakfasting kitchen has a good range of oak effect wall and base units with complimentary worktops and a breakfast bar area. There is a built-in oven with a ceramic hob and an extractor fan above with space for a washing machine and fridge/freezer. A window overlooks the rear garden and an under-stair cupboard which houses the electrics.

Upper Hallway

The carpeted upper hallway provides access to all of the upper accommodation and the loft.

Principal Bedroom

 14' 6" x 9' 8" (4.42m x 2.94m)

The generous sized principal bedroom overlooks the front of the property and benefits from two built-in storage cupboards (one which houses the boiler) with ample room for free-standing furniture.

Bedroom 2

 11' 2" x 10' 10" (3.40m x 3.30m)

The second good size double bedroom is to the rear of the property with carpeted flooring and ample room for bedroom furniture.

Family Shower room

 6' 2" x 5' 3" (1.88m x 1.60m)

The family shower room has a white vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower. With wet-wall panelling, an opaque window to the rear and chrome bathroom accessories.

Heating & Glazing

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

Gardens

The private front garden is fully enclosed and is mainly laid to lawn with plants and shrubs and a paved pathway leads to front door entrance which continues to the side of the property. The fully enclosed rear garden has been designed to be easily maintained with mono-blocked paving, a brick-built outhouse and a wooden garden shed.

Included Extras

Included in the sale of the property are all carpets and floor coverings, light fittings, curtain poles, blinds and curtains. Built-in oven/hob with extractor fan above and the wooden garden shed.



Approx Gross Internal Area
66 sq m / 712 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 35 sq m / 373 sq ft

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 Made 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.