



17, The Cormorant,
Alloa, Clackmannanshire FK10 1RL

Offers Over £255,000

County Estates are delighted to present this beautiful detached villa situated in the sought after area of The Cormorant in Alloa. The property is presented in walk-in condition and offers flexible family living accommodation over two level and comprises of: Entrance hallway, downstairs cloakroom, lounge/diner and a fully fitted kitchen. On the upper level there are three good sized double bedrooms (the principal with an en-suite) and a family bathroom. The property features a beautifully landscaped garden to the rear and a mono blocked driveway to the front. Alloa is a commuter town nestled between the Ochil Hills and the River Forth. 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 to the property is via a white composite door with opaque glazing panels.

Entrance Hallway

The inviting entrance hallway has modern tiled flooring, a built-in storage cupboard and provides access to the downstairs cloakroom, lounge and the staircase to the upper level.

Downstairs Cloakroom

The downstairs cloakroom has a white two-piece suite, tiled flooring and an opaque window to the front.

Lounge/Diner 12' 4" x 17' 6" (3.76m x 5.33m)

The bright and spacious lounge continues with the modern tiled flooring and has French doors providing access to the rear garden with a further door giving access to the kitchen. There is ample room for a dining room table and chairs and an under stair storage cupboard for convenience.

Kitchen/Diner 8' 4" x 11' 7" (2.54m x 3.53m)

The fully fitted kitchen has a good range of white, high gloss wall and base units with contrasting black worktops, tiled flooring and splash back. With integrated appliances including a fridge/freezer, washing machine, a dishwasher and a built-in oven and hob, with further space for a small table and chairs and a door leading to the rear garden.

Upper Hallway

The carpeted upper hallway has a small opaque window to the side, a built-in storage cupboard and provides access to all the upper accommodation and the loft.

Principal Bedroom 9' 0" x 11' 5" (2.74m x 3.48m)

The principal bedroom is a good size double room to the rear of the property, with carpeted flooring and benefitting from built-in wardrobes with mirrored sliding doors and an En-suite shower room.

En-Suite 7' 5" x 5' 10" (2.26m x 1.78m)

The en-suite features a white vanity sink unit, w.c and a separate shower enclosure with an electric shower. With ceramic tile flooring and an opaque window to the side.

Bedroom 2 10' 0" x 11' 11" (3.05m x 3.63m)

This double bedroom features a window overlooking the front of the property, providing plenty of natural light, and is fully carpeted throughout. It offers ample room for freestanding furniture, making it a versatile space.

Bedroom 3 12' 0" x 9' 8" (3.65m x 2.94m)

This double bedroom features a window overlooking the rear of the property, providing plenty of natural light, and is fully carpeted throughout. It houses built in wardrobes allowing for great additional storage.





Family Bathroom 9' 3" x 6' 4" (2.82m x 1.93m)

The family bathroom is partially tiled, featuring ceramic tile flooring, and has an opaque window that overlooks the rear of the property, ensuring privacy. It is equipped with a white vanity sink unit, a W.C., and a bath with an overhead electric shower, providing both functionality.

Heating & Glazing

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

Included Extras

Included in the sale of the property is the integrated dishwasher, washing machine, fridge-freezer and oven with the gas hob. Also included are the, curtain poles, lights and blinds with the exception of the center lights in bedrooms two and three. The summer house is also included in the sale of the property.

Gardens

A paved side pathway provides convenient access to the beautifully landscaped and fully enclosed rear garden. Designed for ease of maintenance, the garden features low-maintenance artificial grass, a paved seating area, and also a raised timber decked space. Additionally, the garden boasts a charming summer house, while the covered porch area creates an inviting space for entertaining.

Parking

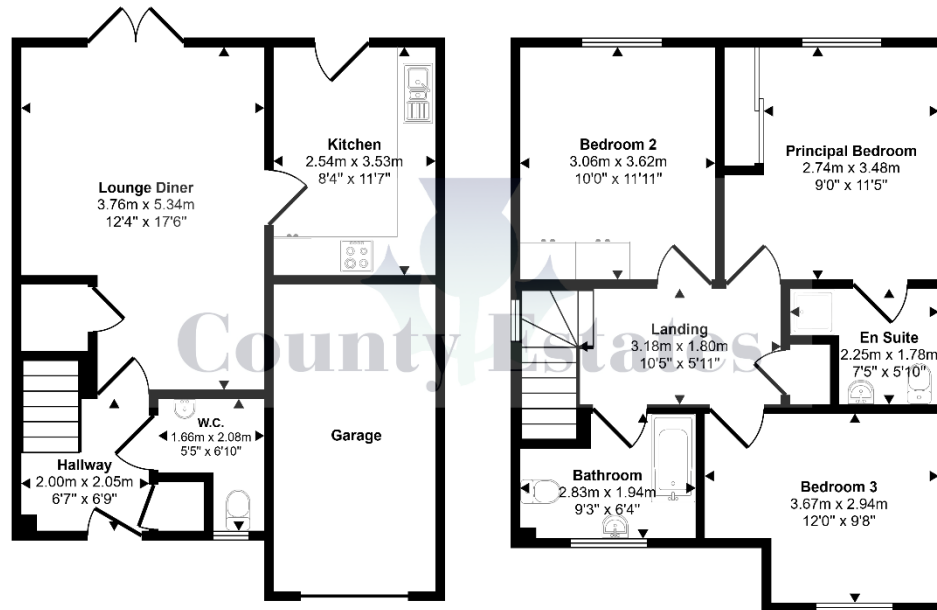
The property benefits from a fully monoblocked front garden that provides off-street parking for two to three cars.

Home Report

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



Approx Gross Internal Area
103 sq m / 1114 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.



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