



**WELL PRESENTED UPPER FLAT WITHIN
CLOSE PROXIMITY TO THE TOWN CENTRE**

FITTED KITCHEN

FAMILY SHOWER ROOM

DRIVEWAY TO SIDE OF PROPERTY

BRIGHT LOUNGE

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING/DOUBLE GLAZING

PRIVATE SECTION OF REAR GARDEN



42a Ashley Terrace
Alloa, FK10 2BB

Offers Over £97,500

Entrance

Entrance via a white upvc with decorative glazed panelling

Entrance Hallway

Carpeted entrance hallway throughout with an internal door leading to the upper hallway.

Living Room 15' 7" x 12' 8" (4.75m x 3.86m)

Spacious living room featuring a double-glazed window overlooking the front of the property, complemented by hardwood flooring throughout. There is a decorative gas fire with a wood surround and a built-in storage cupboard housing the electrics.

Kitchen 15' 7" x 12' 8" (4.75m x 3.86m)

Fully fitted kitchen with beech wall and base units offering ample storage space, built-in gas hob and oven and space for a under counter washing machine and fridge/freezer. A double-glazed window overlooking the front of the property fills the space with natural light.

Upper Hallway

The upper hallway has hardwood flooring throughout and provides access to all upper accommodations.

Principle Bedroom 13' 4" x 11' 10" (4.06m x 3.60m)

The principal bedroom features an extensive built-in storage cupboard, providing practical storage options, and a double-glazed window overlooking the rear of the property. Carpeted throughout and offers ample space for free-standing furniture.

Bedroom 2 13' 5" x 9' 4" (4.09m x 2.84m)

This bright second double bedroom is carpeted throughout, it also offers convenient access to the loft, providing additional storage space. With a window overlooking the rear

Family Shower Room 6' 2" x 5' 11" (1.88m x 1.80m)

Family shower room is fully tiled and features a 3-piece suite including a fully enclosed shower cubicle, a vanity sink and a W.C. Opaque window to the side of the property and various bathroom accessories.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Gardens

This property benefits from a chipped driveway and a paved pathway leading to the side entrance, communal drying area, private seating space and a wooden shed for storage.

Heating and Glazing

The property benefits from gas central heating and double-glazing throughout.

Home Report

To view this Home Report, email us at - admin@county-estates.net

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. Gas hob and oven, gas fire and surround in the lounge.

