



GROUND FLOOR FLAT

FITTED KITCHEN

FAMILY SHOWER ROOM

**WOODEN OUTHOUSE TO THE REAR WITH
POWER AND LIGHTING**

BRIGHT AND SPACIOUS LOUNGE

TWO GOOD SIZED DOUBLE BEDROOMS

PRIVATE FRONT & REAR GARDENS

**PRIVATE WOODEN GARAGE (SITTING ON
COUNCIL GROUNDS)**



54 Mitchell Crescent
Alloa, FK10 1NN

Offers Over £128,500

Entrance

Access to the property is via a white upvc door with opaque glazing panel

Entrance Vestibule

The entrance vestibule has tile effect vinyl flooring and a ample storage space leading to;

Entrance Hallway

The welcoming entrance hallway has carpeted flooring, a large walk-in storage cupboard and provides access to all of the accommodation.

Lounge 14' 9" x 11' 9" (4.49m x 3.58m)

The bright and spacious lounge has large windows overlooking the front of the property with carpeted flooring throughout, shelved alcoves and a gas fire insert with a solid wood mantle, slate backing and marble hearth.

Kitchen/Breakfast Room 11' 9" x 10' 7" (3.57m x 3.23m)

Fully fitted modern kitchen/breakfasting area with beige wall and base units and contrasting worktops, double glazed window overlooking the rear garden and a white upvc opaque external door leading to the rear garden. The kitchen benefits from a island with ample under counter storage space, undercounter washing machine, dishwasher and a free-standing gas cooker/oven.

Principal Bedroom 12' 7" x 10' 11" (3.83m x 3.32m)

The generous size principal bedroom overlooks the front of the property, fully carpeted and offers ample space for free standing furniture.

Bedroom Two 11' 0" x 10' 8" (3.35m x 3.25m)

Fully carpeted second double bedroom with a double-glazed window overlooking the rear garden, built in mirrored wardrobes with hanging rails and shelving.

Family Bathroom 7' 1" x 5' 8" (2.15m x 1.72m)

The stylish family bathroom has a vanity sink unit, w.c and a bath with an overhead shower from the mixer taps. Partially tiled with vinyl flooring and an opaque window to the rear.

Outhouse 12' 1" x 10' 6" (3.68m x 3.21m)

Wooden outhouse with power and lighting, beautifully present with hardwood flooring throughout, can easily be utilised as a home office or workshop.

Gardens

Private front garden with decorative stone chips, pathway leading to front entrance. The private rear garden is mainly laid to lawn with trees and shrubs, with wooden garden sheds, two glass and metal greenhouses, paved seating areas and a communal drying area. The rear garden also benefits from a wooden outhouse with power and lighting.

Included Extras

Included in the sale of the property are all fixtures, fittings and floor coverings, light fittings and blinds. All white goods in the kitchen including gas cooker, wooden sheds, two glass and metal greenhouses, out house in the rear garden and separate private wooden garage (on council grounds).

Heating & Glazing

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

