



26, The Cormorant,  
Alloa, Clackmannanshire FK10 1RL

Offers Over £349,995

County Estates are pleased to present to the market this fantastic five bedroom detached home ideally situated in a popular residential area of Alloa. This spacious family home offers modern living formed across two levels and is presented in walk-in condition. Accommodation comprises of a large lounge, playroom/snug, an impressive open-plan kitchen/diner, along with a utility room, conversion which is currently being utilised as a home office and a separate downstairs w.c. The upper level boasts five well-proportioned bedrooms, with the principal bedroom offering an en-suite and dressing area and is completed with a family bathroom. The property further includes front and rear gardens, a private driveway and not far from the property is a lovely woodland walk. 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

Entrance via a white UPVC door with coordinating panel.

## Entrance Hallway

The entrance hallway has tile-effect laminate flooring throughout, leading to all lower accommodation. The hallway also houses a built-in under-stair dog house and another cupboard housing the electrics.

## Lounge

11' 0" x 17' 11" (3.35m x 5.46m)

This fully carpeted lounge features a double bay window that offers views of the front of the property and fills the space with an abundance of natural light. A media wall and a decorative electric fireplace further enhance the room.

## Snug/Play Room

8' 1" x 11' 1" (2.46m x 3.38m)

Currently used as a snug or playroom, this versatile space can be transformed into an additional bedroom to suit your needs. It features tile-effect laminate flooring throughout and a window that overlooks the front of the property.

## W.C

5' 10" x 3' 10" (1.78m x 1.17m)

partially tiled two-piece W.C. with various bathroom accessories.



## Open Plan Kitchen/Dining Room

29' 5" x 9' 8" (8.96m x 2.94m)

Extensive open plan kitchen/dining with tile effect laminate flooring throughout, cream high gloss wall and base units with complementary worktops. There is also an integrated gas hob and oven, fitted with an overhead extractor fan. The kitchen is also fitted with an integrated fridge freezer and dishwasher

## Utility room

5' 5" x 7' 10" (1.65m x 2.39m)

Gaining access via the kitchen/dining room, the utility room houses the boiler and has an under-counter washing machine and dryer. There is a UPVC door leading to the side paved path.

## Home Office

8' 6" x 17' 11" (2.59m x 5.46m)

The conversion is utilised as an office at the moment but could easily be used as an extra bedroom if required. It is laminated throughout and has a window overlooking the front of the property, making it a bright space.





### Principal Bedroom

11' 1" x 11' 2" (3.38m x 3.40m)

The principal bedroom is fully carpeted and features a large window overlooking the front of the property, filling the space with natural light. It boasts a spacious built-in wardrobe with hanging rails and shelving. Additionally, the bedroom includes a private en-suite bathroom and a dedicated dressing area.

### En-suite

5' 7" x 6' 5" (1.70m x 1.95m)

The en-suite bathroom features partial tiling, complemented by a modern three-piece suite and a fully enclosed thermostatic shower. A vanity unit is positioned above the sink, providing practical storage, while an opaque window ensures privacy while allowing natural light to brighten the space.

### Bedroom Two

12' 10" x 9' 8" (3.91m x 2.94m)

This spacious room is fully carpeted, and features a large window that overlooks the rear of the property, filling the space with natural light. It is equipped with a built-in wardrobe complete with hanging rails and shelving, offering ample storage.

### Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

This room is fully carpeted and features a window that overlooks the rear of the property, allowing for plenty of natural light. It offers ample space for free-standing furniture, making it a versatile space

### Bedroom Four

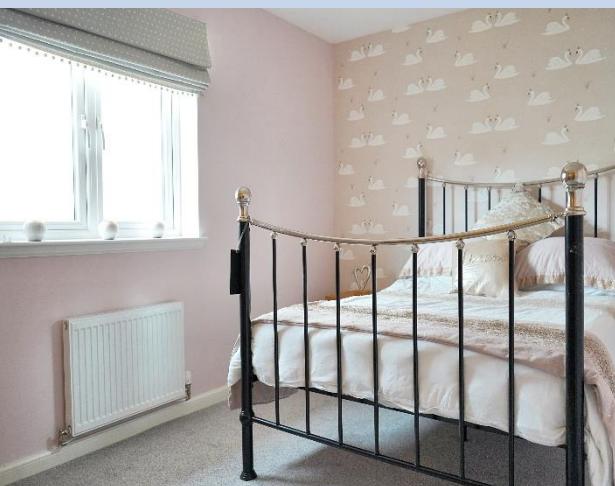
8' 9" x 11' 9" (2.66m x 3.58m)

This room is fully carpeted and features a window overlooking the front of the property. It also includes a built-in wardrobe with hanging rails and shelving, providing convenient and ample storage space.

### Bedroom Five

8' 6" x 13' 0" (2.59m x 3.96m)

This bright, fully carpeted room features a window overlooking the front of the property. Currently used as a dressing room, it offers a versatile space that can allow for this to be the fifth bedroom.



## Family Bathroom

7' 11" x 8' 2" (2.41m x 2.49m)

The bathroom features a large bath, a vanity sink, and a toilet. Complemented by a fully enclosed thermostatic shower. An opaque window overlooks the rear of the property, ensuring privacy while allowing natural light.



## Gardens/Parking

The front of the property boasts a monoblock driveway that accommodates two or three cars. A paved pathway leads to the fully enclosed rear garden and the wooden shed. The rear garden is designed with stone chippings, a raised decking area, a paved slab section for seating, and an artificial grass area.

## Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets, and floor coverings. Also included are the integrated gas hob and oven with overhead extractor fan, integrated dishwasher, and fridge-freezer in the kitchen, curtains/curtain poles, and blinds. Also included is the wooden shed in the garden.

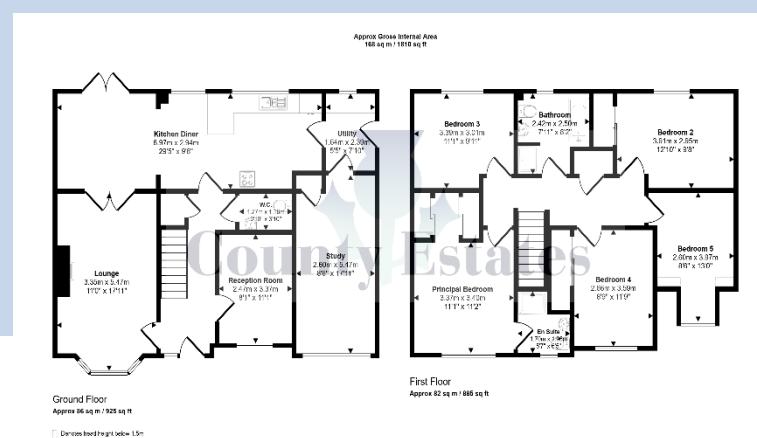
## Heating & Glazing

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

## Home Report

To view this home report please email us on:

admin@county-estates.net



This floor plan is an artist's impression and is not to scale. Measurements of rooms, doors, windows, and the like are approximate and the layout is subject to change. No planning or building consent has been obtained for the proposed layout. If you require detailed information, you should consult your surveyor or solicitor.