



SEMI-DETACHED VILLA

OPEN-PLAN KITCHEN/DINING AREA

FITTED KITCHEN

THREE DOUBLE BEDROOMS

FAMILY SHOWERROOM

FRONT AND REAR GARDEN

SOLAR PANELS & EXT. WALL INSULATION

GREAT FAMILY HOME



77 Banchory Place
Alloa, FK10 2SL

Offers Over £123,500

Entrance

Access to the property is gained via a white UPVC door with a side glazed panel.

Vestibule

5' 0" x 2' 7" (1.52m x 0.79m)

The entrance vestibule has tiled flooring throughout and conveniently stores the control system for the Solar Panels.

Entrance Hallway

The hallway has laminate flooring throughout with a built-in cupboard fitted with hanging rails, an additional wall fitted cupboard provides access to the electrics. Leading to the carpeted staircase and the open-plan living/dining area.

Living/Dining Room

15' 9" x 19' 10" (4.80m x 6.04m)

The living room boasts laminate flooring throughout, complemented by two front-facing windows that fill the space with natural light and an alcove ideal for storage or display purposes. It connects to the elevated dining area, which also features laminate flooring and a rear-facing window that offers views of the garden. Additionally, a built-in cupboard conveniently houses the water heater.

Fitted Kitchen

9' 8" x 6' 7" (2.94m x 2.01m)

The kitchen features tiled flooring throughout and is fitted with wooden wall and base units, and contrasting worktops. It is equipped with a free-standing double electric hob and a gas oven, along with an integrated fridge freezer and a freestanding microwave for added convenience. An additional window overlooks the rear of the property. The kitchen leads to the back hallway, offering practical under-stair storage and providing easy access to the rear garden.

Upper Hallway

The upper hallway is carpeted throughout with a window to the rear of the property. The hallway provides access to the loft space, the three double bedrooms and the family shower room.

Bedroom Two

12' 11" x 10' 2" (3.93m x 3.10m)

The second bedroom has laminate flooring throughout with a window offering views over the front of the property. There is ample room for freestanding furniture.

Principal Bedroom

13' 7" x 8' 8" (4.14m x 2.64m)

The principal bedroom is laminated throughout with a window overlooking the front of the property. The bedroom is fitted with a built-in storage cupboard with shelving. There is ample room for free-standing furniture.

Bedroom Three

9' 7" x 10' 3" (2.92m x 3.12m)

The third double bedroom is laminated throughout with a window overlooking the rear of the property. There is a built-in cupboard for additional storage.

Family Shower room

5' 4" x 6' 1" (1.62m x 1.85m)

The family shower room is fully tiled throughout featuring a shower with steam shower features, supplied from the hot water heater, along with a W.C and sink. An opaque window overlooks the rear of the property.

Heating & Glazing

The property features gas warm air heating, and double glazing throughout. Also featuring solar panels and external wall insulation

Gardens

The property benefits from a fully enclosed front garden comprising of stone chips and a paved path leading to the front entrance, decorated with mature shrubs and trees. The fully enclosed rear garden comprises of stone chips and paved patio areas for seating along with mature shrubs and trees. access to the rear garden can be gained via the door in the back hallway or via the paved path to the side of the property.

Driveway

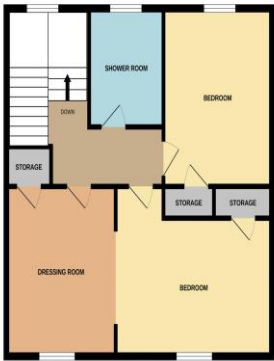
The property benefits from a driveway to the side of the property to accommodate two vehicles.

Included Extras

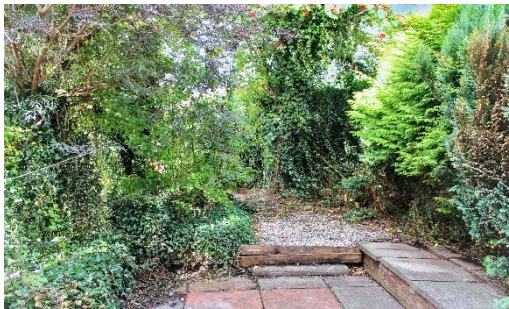
Included in the sale of the property are all fixtures and fittings, carpets, floor covering, blinds curtains and curtain poles. Also included in the sale is the free-standing electric hob and gas over, integrated fridge freezer and free-standing microwave.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan construction, 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. Made with Metagon 12/2015



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.