



31, Coats Crescent,  
Alloa, Clackmannanshire FK10 2AQ

Offers Over £214,000

County estates are delighted to bring to the market this well-presented, semi-detached three-bedroom house located in the quiet residential area of Coats Crescent.

This property comprises of an entrance vestibule with access to a W.C, a bright and spacious living room, and the open plan kitchen/dining room with access to the rear garden. The upper level comprises: principal bedroom with an en-suite, the family bathroom, and the additional 2 bedrooms. The property further benefits from a large front and rear garden and a driveway to accommodate one vehicle.

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

UPVC white door with decorative frosted glass window leading to

### Entrance Vestibule

The property benefits from a bright vestibule with laminate flooring, providing access to the downstairs WC.

### Lower Hallway

The lower hallway has a laminate floor and leads to the living room and stairs to the upper level.

### W.C

2' 10" x 4' 4" (0.86m x 1.32m)  
The property benefits from a ground-floor W.C. with a wash hand basin, laminate flooring, and an opaque glass window facing the front of the property.

### Living Room

13' 3" x 16' 1" (4.04m x 4.90m)  
The living is front-facing with a large window, allowing natural light to brighten this space. The flooring is laminate and the room holds a very good sized walk in cupboard.

### Kitchen/Diner

16' 8" x 8' 11" (5.08m x 2.72m)  
The Kitchen / Dining room faces the rear of the property with laminate flooring throughout. The dining area benefits from double patio doors leading to the rear, enclosed garden. The kitchen walls are part tiled with beech wall and base units and contrasting worktops. The gas hob, electric oven and extractor fan are built in with an under counter washing machine and fridge. There is a back door in the kitchen which conveniently leads to the side of the property.

### Upper hallway

The stairs and the upper hallway are carpeted with access to all bedrooms, family bathroom and the attic area.

### Principal Bedroom

9' 4" x 10' 9" (2.84m x 3.27m)  
The principal bedroom has a double, built in wardrobe with sliding doors, is fully carpeted and has a window that is front facing, with access to the en-suite.

### Bedroom Two

8' 8" x 12' 3" (2.64m x 3.73m)  
Bedroom two is carpeted with a double, built in wardrobe with sliding doors and has a window that overlooks the rear of the property.





### **Bedroom Three**

9' 2" x 12' 3" (2.79m x 3.73m)

Bedroom three has a window that looks out to the rear of the property. This room is carpeted and space for free-standing furniture.

### **Gardens and Parking**

The front garden of the property has a mono block path leading to the front door of the property with a front lawn and a decorative area in the centre. The side of the property is a combination of red chips / slabs and provides private parking and access to the kitchen door as well as the back garden. The rear garden is paved and stone chipped to ensure low maintenance and houses 2 sheds and a raised patio area. The rear garden is fully enclosed.

### **Heating and Glazing**

This property benefits from gas central heating and double glazing throughout.

### **Included extras**

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds, curtains & curtain poles, and light and light fittings. Also included are the under counter washing machine, along with the built-in gas hob, electric extractor fan and Included in the garden are two sheds.

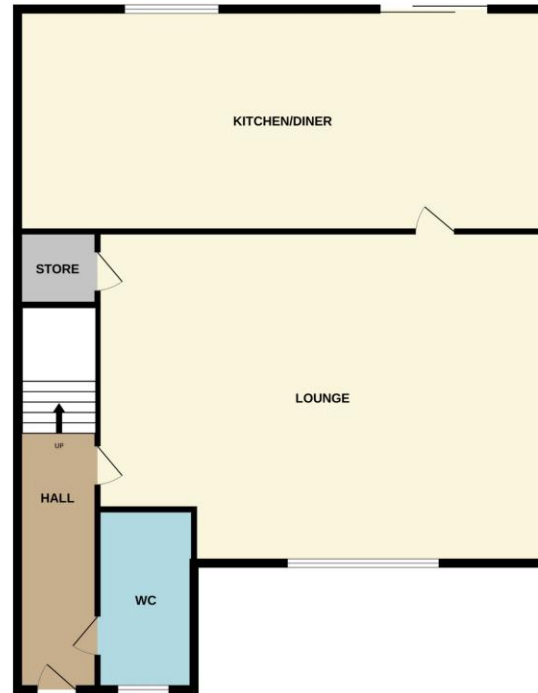
### **Home Report**

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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