



TRADITIONAL UPPER STUDIO FLAT

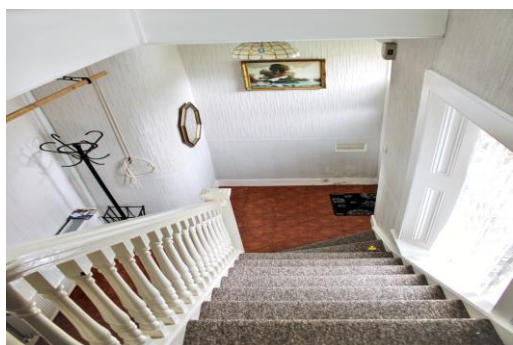
SPACIOUS LOUNGE/BEDROOM

FITTED KITCHEN

SHOWER ROOM

GAS CENTRAL HEATING/DOUBLE GLAZING

SHARED GARDEN & PRIVATE PARKING SPACE



2A Smithfield Loan
Alloa, FK10 1NJ

OFFERS OVER
£79,995

Entrance

The entrance is to the rear of the property via a white UPVC door with a half moon glazed panel.

Entrance Hallway

The spacious entrance hallway has an opaque window to the rear and a large under-stair storage cupboard, with vinyl flooring and a carpeted staircase to the upper level.

Upper Hallway

The carpeted upper hallway has a Velux window and provides access to all of the accommodation.

Lounge/Bedroom 16' 3" x 12' 4" (4.95m x 3.76m)

The spacious lounge/bedroom features two windows offering views of the front of the property, carpeted flooring, built-in fitted wardrobes providing ample storage, with a pull down double bed and a tiled fireplace complete with an electric fire.

Fitted Kitchen 6' 11" x 9' 3" (2.11m x 2.82m)

The fitted kitchen is partially tiled and has a good range of oak base units with complimentary worktops, a free-standing gas cooker, a fridge/freezer and a washing machine. There are two small windows overlooking the side of the property and vinyl flooring.

Shower Room 9' 3" x 5' 8" (2.82m x 1.73m)

The shower room comprises of a vanity sink unit, a W.C and a corner shower enclosure with a thermostatic shower, with vinyl flooring and an opaque window.

Heating & Glazing

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

Gardens

The property further benefits from a lovely shared garden area which is laid to lawn with garden borders.

Parking

There is an allocated parking space to the side of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings. Blinds, curtains, curtain poles and light fitments. Also included in the sale is the fridge freezer, washing machine, the gas cooker in the kitchen (appliances sold as seen) and the fitted wardrobes in the lounge/bedroom.

Home Report

To view this home report, please email us on admin@county-estates.net



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagen 12/2018