



3, Carpenters Wynd,  
Alloa, Clackmannanshire FK10 1LY

Offers Over £173,500

County Estates are delighted to present to the market this three bedroom semi-detached villa, situated within the popular, residential area of Carpenters Wynd, within the town of Alloa.

This bright and spacious property has been designed to create flexible family living formed over two levels comprising of; an entrance hallway, a spacious lounge, a kitchen diner, conservatory. On the upper level there are two double bedrooms and box room and a family bathroom. The property further benefits from private gardens to the front and rear and a mono-bloc driveway providing off street parking.

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

Access to the property is via a white UPVC part glazed door.

## Entrance Hallway

Welcoming entrance hallway with laminate flooring and a built in storage cupboard housing the electrics.

## Lounge

12' 0" x 14' 0" (3.65m x 4.26m)

Bright and spacious lounge with a large double glazed window overlooking the front of the property. Laminate flooring throughout with double wooden doors leading into the kitchen/diner.

## Kitchen/Diner

15' 8" x 9' 5" (4.77m x 2.87m)

Modern fitted kitchen with a range of beech effect wall and base units, built-in electric oven, gas hob with extractor fan above. Stainless steel sink and drainer, free standing American fridge freezer and space for a under counter washing machine. Dining area offers ample room for a table and chairs with sliding doors leading through to the conservatory.



## Conservatory

6' 8" x 11' 0" (2.03m x 3.35m)

Spacious conservatory, giving ample space for free standing furniture with UPVC double doors leading to the rear garden.

## Principal Bedroom

9' 0" x 10' 10" (2.74m x 3.30m)

Generous size master bedroom with grey laminate flooring throughout, built-in mirrored wardrobes overlooking the front of the property. This room offers ample room for free-standing furniture.

## Bedroom Two

8' 3" x 9' 1" (2.51m x 2.77m)

Bedroom two features laminate flooring, a built-in wardrobe and a window that offers a view of the rear garden.

## Bedroom Three

5' 11" x 7' 3" (1.80m x 2.21m)

This room is currently being utilised as a single bedroom but can also be used as a study or dressing room.





## Family Bathroom

6' 8" x 5' 10" (2.03m x 1.78m)

Stylish family bathroom with a white three piece suite, overhead shower off the gas mains and an opaque window to the rear.

## Gardens

This property features a low-maintenance front garden with decorative stone ships and a paved pathway leading to the front entrance. The fully enclosed rear garden has been well maintained with a mixture of paved seating areas, raised decked area and an area laid with artificial grass.

## Driveway

There is a mono blocked driveway to the side of the property providing off-street parking for one vehicle.

## Heating & Glazing

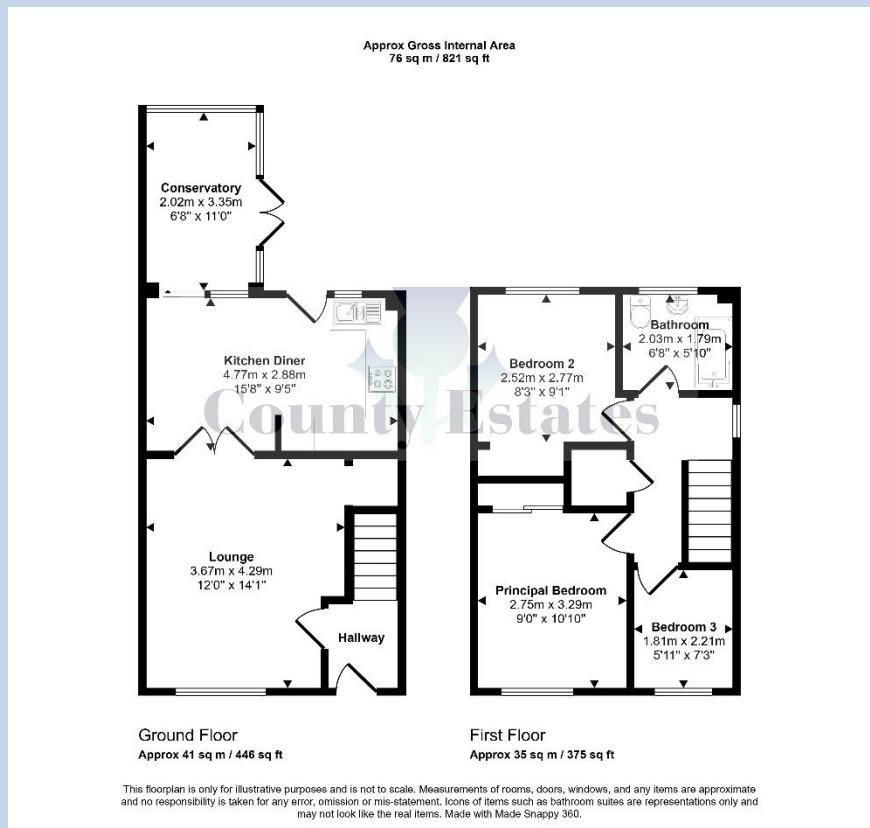
The property benefits from a gas central heating system and is fully double glazed throughout.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. Integrated gas cooker and hob, freestanding fridge freezer (No guarantees or warranties on appliances). The wooden shed in the rear garden.

## Home Report

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



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