



SPACIOUS SEMI-DETACHED HOUSE

FITTED KITCHEN

THREE BEDROOMS

SPACIOUS LIVING ROOM

DOWNSTAIRS W.C

FAMILY BATHROOM



10 Arran Court
Alloa, FK10 1DQ

OFFERS OVER
£102,500

Entrance

Entrance is via a white UPVC door leading to the entrance hallway.

Entrance Hallway

The entrance hallway is laminated throughout and provides access to the downstairs W.C, fitted kitchen, and the living room. The hallway benefits from ample understair storage.

Downstairs W.C

2' 2" x 5' 10" (0.66m x 1.78m)

The W.C has tile flooring and wetwall throughout and a small opaque window overlooking the side.

Kitchen/Diner

10' 10" x 11' 5" (3.30m x 3.48m)

The kitchen/Diner features laminated flooring throughout, with a rear window that brightens the space. It is equipped with beech wall and base units, contrasting worktops, an undercounter washing machine, and a large freestanding gas oven and hob. The kitchen provides access to the gas and electric and offers easy entry to the rear garden. Additionally, there is space for a dining table and chairs.

Living Room

12' 8" x 18' 0" (3.86m x 5.48m)

The bright and spacious living room is carpeted throughout and has large windows overlooking the front and the rear. There is also ample room for freestanding furniture.

Upper Hallway

The carpeted upper hallway provides access to the three bedrooms and the family bathroom. The hallway also houses a cupboard providing access to the boiler.

Principle Bedroom

11' 3" x 10' 5" (3.43m x 3.17m)

The principle bedroom is carpeted throughout and has a window overlooking the rear of the property. The principle bedroom benefits from a large walk-in wardrobe with hanging rails and shelving, and there is ample room for freestanding furniture.

Bedroom Two

11' 10" x 11' 1" (3.60m x 3.38m)

The second double bedroom is carpeted throughout and has a window overlooking the rear. There is ample space for freestanding furniture.

Bedroom Three

6' 8" x 9' 4" (2.03m x 2.84m)

The third bedroom is carpeted throughout and has a window overlooking the front of the property.

Family Bathroom

5' 6" x 6' 0" (1.68m x 1.83m)

The family bathroom has laminate flooring and fully tiled walls, featuring a large corner bath with an overhead shower, along with a toilet and sink.

Gardens & Parking

The property benefits from a fully enclosed front garden with stone chips, along with a paved path leading to the front entrance. The property also features a fully enclosed rear garden with a stone chip and lawn area. The property further benefits from a small car park to the rear of the property.

Heating & Glazing

The property benefits from gas central heating and double glazing.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, lights and light fittings. Also included is the undercounter washing machine and the freestanding oven and hob in the kitchen. (not warranting white goods).

Home Report

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