



**WELL PRESENTED TRADITIONAL
 MAISONETTE**

BRIGHT AND SPACIOUS LOUNGE

FITTED KITCHEN

FAMILY BATHROOM & W.C.

TOWN CENTRE LOCATION

DINING ROOM / 3RD BEDROOM

2 DOUBLE BEDROOMS

**GAS CENTRAL HEATING/ DOUBLE GLAZING (EXCEPTION OF
 UPPER HALLWAY WINDOW)**



2 Coalgate
 Alloa, FK10 1EH

Offers Over £104,000

Entrance

The entrance is to the side of the property via a white UPVC door with a decorative glazed panel.

Entrance Hallway

The carpeted staircase leads to the inner hallway which has a small window to the side and benefits from a built-in storage cupboard which houses the boiler. Access is provided to the kitchen, dining room, lounge and the family bathroom.

Fitted Kitchen 8' 1" x 16' 11" (2.46m x 5.15m)

The fitted kitchen has a good range of white wall and base units with contrasting black worktops and splash back, and a built-in oven with a gas hob. The integrated appliances include an under-counter fridge and freezer and a tumble dryer. There is a window overlooking the front of the property, vinyl flooring and space for a small table and chairs.

Dining Room 12' 6" x 10' 0" (3.81m x 3.05m)

The dining room overlooks the front of the property and has laminate flooring and built-in wardrobes. This room could easily be used as a third bedroom.

Lounge 14' 4" x 13' 5" (4.37m x 4.09m)

The bright and spacious lounge overlooks the front of the property with laminate flooring and a built-in shelved cupboard.

Family Bathroom 7' 9" x 6' 3" (2.36m x 1.90m)

The family bathroom is partially tiled and has a white three piece suite with an overhead shower from the mixer taps. There is an opaque window to the rear, vinyl flooring and white bathroom accessories.

Upper Hallway

The carpeted upper hallway provides access to all of the upper accommodation and benefits from a small window to the side.

Principal Bedroom 13' 0" x 10' 8" (3.96m x 3.25m)

The principal bedroom is a good size double bedroom with carpeted flooring, built-in wardrobes, a further storage cupboard and a large Velux window.

Bedroom 2 11' 11" x 13' 10" (3.63m x 4.21m)

The second double bedroom overlooks the front of the property with carpeted flooring, built-in wardrobes and a further storage cupboard.

W.C 5' 9" x 7' 7" (1.75m x 2.31m)

The W.C is located on the upper level and comprises of a vanity sink unit and toilet, with wet-wall panelling, vinyl flooring, a Velux window and a small storage cupboard.

Heating & Glazing

The property benefits from a gas central heating system and is double glazed (with the exception of the upper hallway window).

Parking

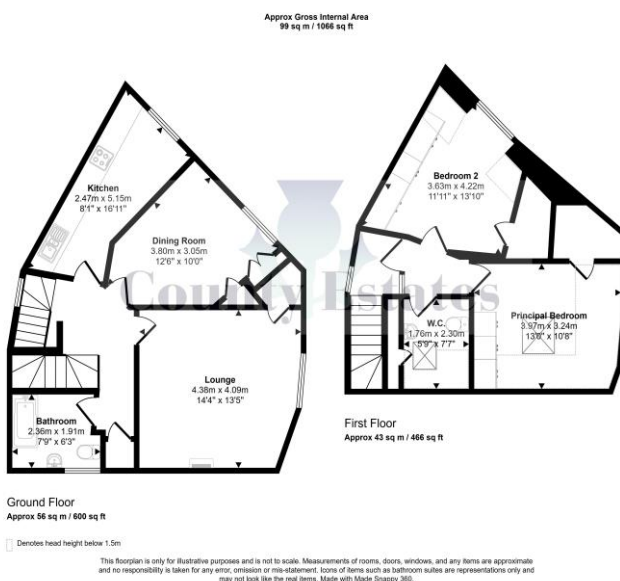
There is a convenient public car park close to the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The built-in oven and gas hob, the integrated under counter fridge and freezer and the tumble dryer in the kitchen. Also the washing machine in the hallway cupboard.

Home Report

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



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.