







## Spacious 3-Bed First Floor Flat in Kincardine, Alloa – Ideal for Modernisation

Offered to the market is this generously proportioned three-bedroom first-floor (top floor) flat, ideally situated in the charming town of Kincardine, Alloa. The property benefits from a private entrance leading to an internal staircase and upper hallway, providing access to an enclosed balcony – perfect for enjoying a quiet morning coffee or additional storage.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

The accommodation includes a spacious lounge and dining area overlooking the front of the property, ideal for family living and entertaining. The well-sized kitchen offers ample storage units and space for a range of freestanding appliances, providing an excellent opportunity to create a modern culinary space.

All three bedrooms are individually accessed and each benefit from built-in storage, offering practical and flexible living arrangements. The shower room is fully tiled and comprises a enclosed shower, low flush WC, and wash hand basin.

While some internal modernisation is required, the property presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home.

Conveniently located with easy access to the Kincardine Bridge, the property offers strong transport links to nearby towns and cities. Local amenities, schools, and shops are all within easy reach, making this a well-connected and desirable location.



Early viewing is highly recommended to appreciate the potential this spacious flat has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday &  
Sunday 8.30am - 9pm to arrange your viewing  
or valuation appointment.







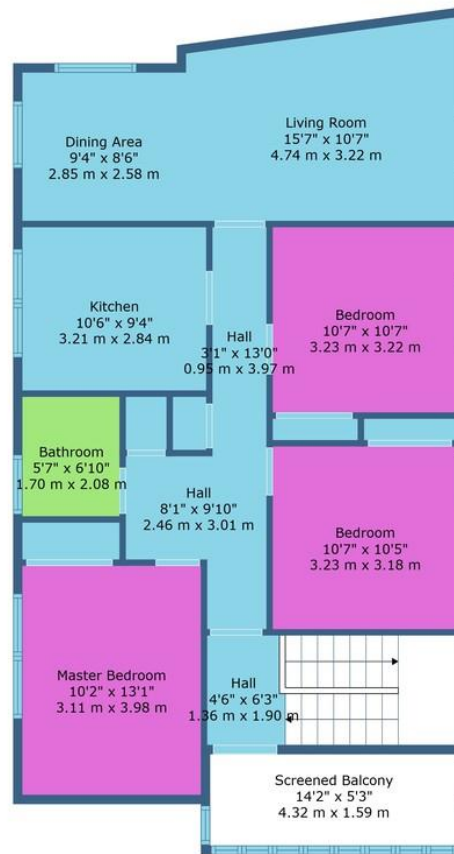






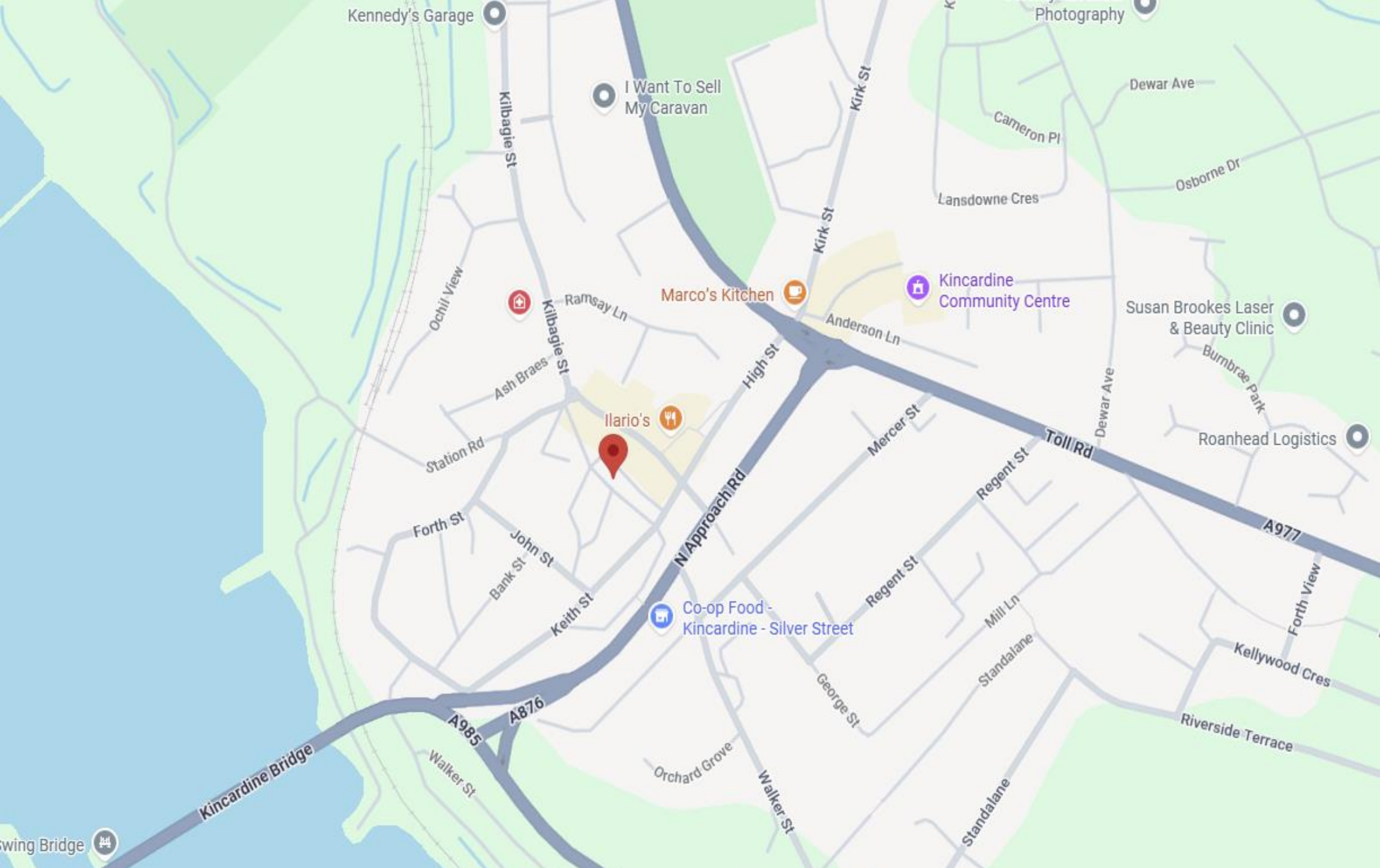






**TOTAL: 1015 sq. ft, 94 m2**  
 FLOOR 1: 1015 sq. ft, 94 m2  
 EXCLUDED AREAS: SCREENED BALCONY: 74 sq. ft, 7 m2  
 WALLS: 81 sq. ft, 8 m2





Call free on 0800 074 8585

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