



**SPACIOUS LIVING ROOM**

**DOWNSTAIRS W.C**

**UPSTAIRS FAMILY BATHROOM**

**GARAGE TO REAR**

**OPEN PLAN KITCHEN/DINING AREA**

**TWO DOUBLE BEDROOMS**

**PRIVATE FRONT AND REAR GARDENS**

**NEEDS SOME MODERNISATION**



**48 Grant Street**  
Alloa, FK10 1ND

**Offers Over £149,995**

### Entrance

Access to the property is gained via a white UPVC door with opaque glazing. Leading to:

### Entrance Hallway

Welcoming entrance hallway with stairs leading to the upper level and access to the lounge.

### Living Room

*16' 7" x 12' 1" (5.05m x 3.68m)*

Bright, good size family lounge with window overlooking the front of the property and fire surround. There is an under stair sizable storage cupboard and the living room leads to the dining area and kitchen.

### Dining area

*6' 8" x 8' 5" (2.03m x 2.56m)*

Spacious dining area with storage cupboard and ample space for table and chairs. Open plan to kitchen.

### Kitchen

*14' 4" x 7' 6" (4.37m x 2.28m)*

The kitchen has a window overlooking the rear of the property with white wall and base units and contrasting worktops, integrated gas hob, electric oven and extractor fan above, space for fridge/freezer, under-counter washing machine and access to the back hall and WC and rear garden area.

### Rear Hallway

The back hall allows access to the WC and rear of the property, garden / grounds.

### W.C

*2' 2" x 5' 8" (0.66m x 1.73m)*

On the ground level the W.C comprises of a toilet, a wash hand basin, with a vanity unit above. The opaque window faces the rear of the property.

### Principal Bedroom

*12' 7" x 9' 7" (3.83m x 2.92m)*

Spacious bedroom with built in cupboard housing the boiler. The window is front facing, offering views of the surrounding area.

### Bedroom Two

*10' 3" x 8' 7" (3.12m x 2.61m)*

Second double bedroom to the rear of the property with double glazed rear facing window and room for free standing furniture.

### Family Bathroom

*7' 0" x 6' 11" (2.13m x 2.11m)*

Family bathroom, partially tiled with white three piece suite, shower off the gas mains and rear facing opaque double glazed window.

### Gardens & Parking to Rear/Garage

Fully enclosed, front and rear garden mostly laid to decorative stone chips, slabs and lawn and paved pathway leading to the front door entrance of the property with a garage situated to the rear.

### Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, integrated gas cooker and electric oven.

### Heating & Glazing

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

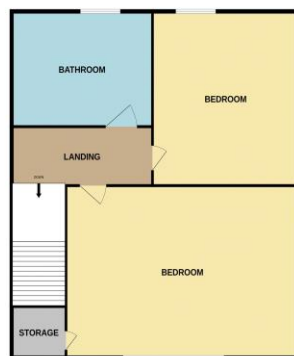
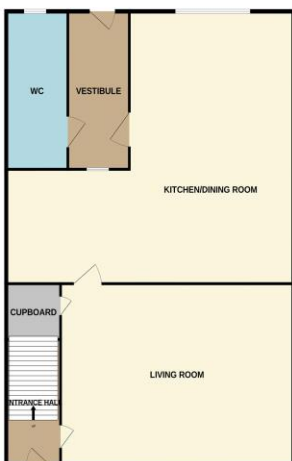
### Home Report

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



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 0025

### 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.