

# 37 Colville Gardens

ALLOA, FK10 1DU



*Wonderful two-bedroom ground-floor apartment*



01259 230 800



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



An excellent opportunity has arisen to acquire this spacious ground-floor apartment, situated within the Alloa area of Clackmannanshire, located in a popular residential setting. Viewing is highly recommended.

# THE LOUNGE



This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout. The entrance hallway includes a large storage cupboard, and the bright and spacious lounge provides picturesque views. The fully fitted kitchen benefits from a range of integrated appliances, including a gas four-ring hob, electric oven, extractor hood, integrated washer/dryer, and fridge freezer.

# THE KITCHEN





The master bedroom has one double built-in wardrobe. Bedroom two is a double bedroom, and the modern, fully wet-walled family shower room, which benefits from a walk-in shower, completes the accommodation on offer.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

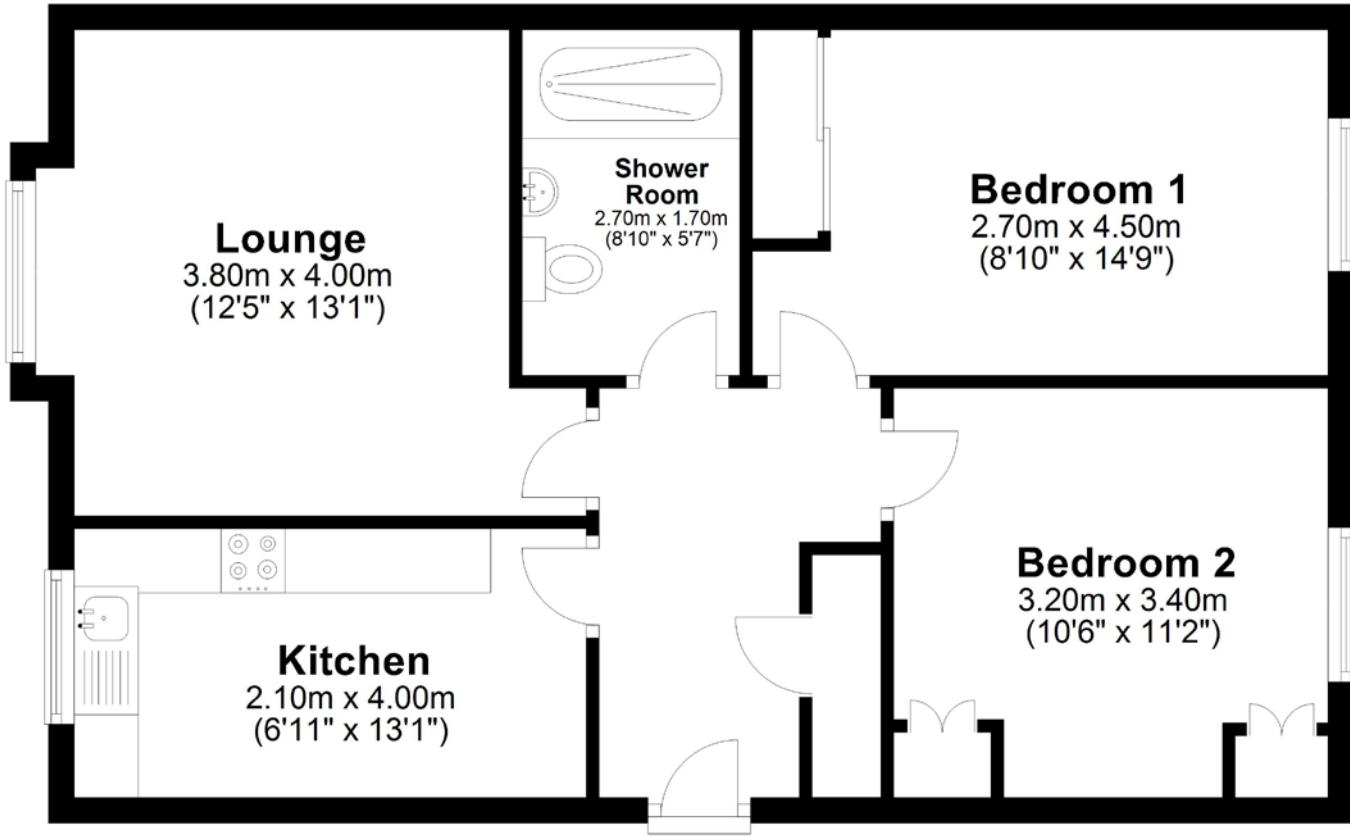


This property also benefits from: gas central heating, full double glazing, a secure door entry system, allocated parking, and a well-maintained communal garden surrounding the property.

## EXTERNALS



# FLOOR PLAN & DIMENSIONS



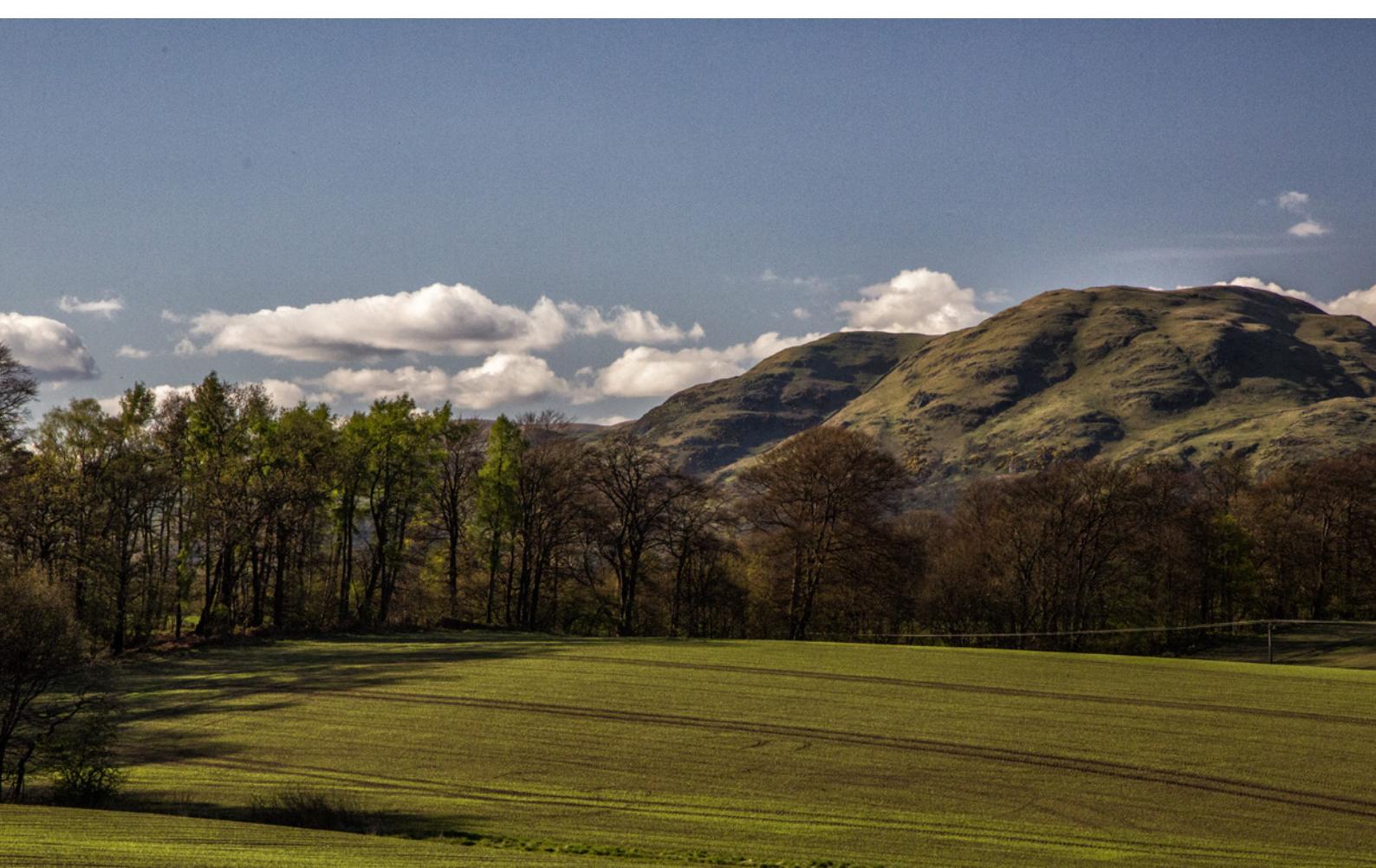
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Alloa is nestled between the Ochil Hills and the River Forth. The property for sale is conveniently located for access to the town centre with its variety of high street shops, health centre, Post Office, banks, supermarkets, bars and restaurants and a wide selection of leisure facilities, parks, sports centres and library. There are also schooling facilities available at both primary and secondary levels.





Alloa has its own railway station with direct services to Edinburgh, and the Clackmannan Bridge provides an excellent service for commuters throughout the Central Belt for connection to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01259 230 800

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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