



TRADITIONAL UPPER FLAT

FITTED KITCHEN

SPACIOUS LIVING/DINING ROOM

DOUBLE BEDROOM

FAMILY SHOWER ROOM

COMMUNAL COURTYARD

TOWN CENTRE LOCATION

ELECTRIC HEATING/DOUBLE GLAZING



44D Mill Street
 Alloa, FK10 1DY

Offers Over £71,500

Entrance

Access to the property is via a shared, secure entrance at the front of the building, with stairs leading up to the flat.

Inner Hallway

The inner hallway features hardwood flooring throughout and provides access to the family shower room, principal bedroom, living/dining room, and kitchen. It also includes a built-in storage cupboard housing the water tank and access to the loft.

Family Shower Room 5' 1" x 5' 8" (1.55m x 1.73m)

Fully tiled family shower room features LVP flooring. Fitted with a three-piece suite comprising of a W.C, vanity sink unit and an electric shower.

Principal Bedroom 8' 1" x 10' 8" (2.46m x 3.25m)

The bright and spacious principal bedroom features hardwood flooring and a large window overlooking the front of the property. A built-in wardrobe with mirrored sliding doors provides practical storage, complete with hanging rails and shelving.

Living/Dining Room 16' 4" x 10' 6" (4.97m x 3.20m)

The spacious living/dining area features hardwood flooring throughout and three large windows overlooking the front of the property, creating a bright and inviting space. There is ample room for free-standing furniture.

Kitchen 10' 11" x 5' 8" (3.32m x 1.73m)

The kitchen is fitted with white wall and base units, complemented by wood-effect worktops and a built-in electric hob and oven. It also includes a washing machine and freestanding fridge-freezer. Hardwood flooring and a window overlooking the rear complete the space.

Heating & Glazing

The property benefits from electric heating and double glazing throughout.

Gardens & Parking

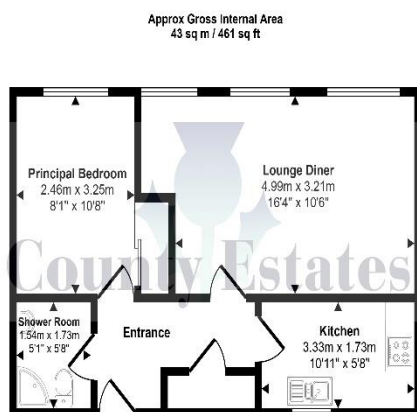
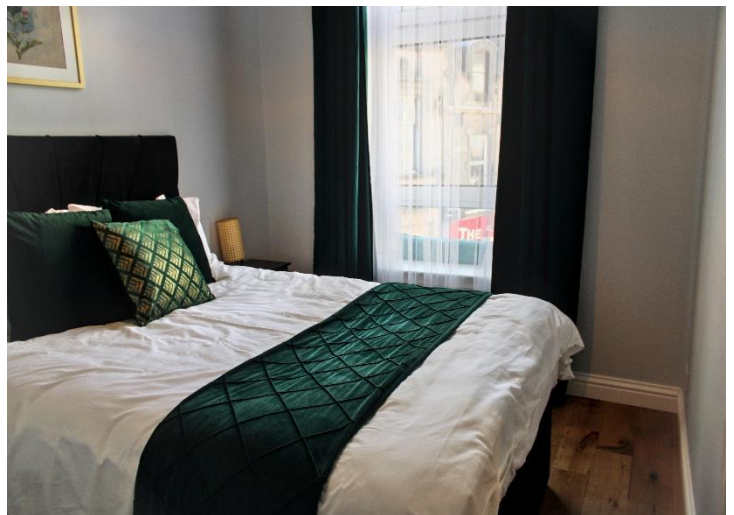
The property benefits from a shared rear garden and on-street parking.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds, curtains, and curtain poles. Also included in the sale are the built-in oven/hob, the washing machine, and the free-standing fridge-freezer.

Home Report

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



First Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.