



SEMI-DETACHED VILLA

KITCHEN

FAMILY BATHROOM

BRIGHT AND SPACIOUS LOUNGE

TWO GOOD SIZED DOUBLE BEDROOMS

GARDENS TO THE FRONT & REAR



26 Rosebank
Alloa, FK10 3NP

Offers Over £99,000

Entrance

Access to the property is via a hardwood door with a half moon glazed panel.

Entrance Hallway

The entrance hallway has carpeted flooring and benefits from a storage cupboard which houses the electrics, with the benefit of a window looking to the side of the property. Access is provided to the lounge, kitchen and the staircase to the upper level.

Lounge/Diner 11' 0" x 18' 10" (3.35m x 5.74m)

The bright and spacious lounge has a large window overlooking the front of the property with an additional window looking out to the rear garden. There is a gas, coal effect fire, a marble effect surround and hearth and there is ample space for a free standing furniture.

Kitchen 9' 8" x 8' 4" (2.94m x 2.54m)

The kitchen has Formica wall and base units with wood effect worktops, with a free standing gas cooker, space for fridge / freezer and under counter washing machine. The window overlooks the rear of the property and easy access leading to the garden areas can be gained via the kitchen side door.

Upper Hallway

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

Principal Bedroom 16' 8" x 9' 3" (5.08m x 2.82m)

The generous size principal bedroom has two windows overlooking the front of the property. Flooring is laminate and there is a built-in cupboard with shelves and plenty of room for free standing furniture.

Bedroom Two 10' 11" x 9' 5" (3.32m x 2.87m)

The second double bedroom is to the rear of the property, with laminate flooring and wall-to-wall built-in storage cupboards, one of which houses the boiler.

Family Bathroom 6' 4" x 5' 9" (1.93m x 1.75m)

The family bathroom has a white three piece suite with an electric shower over the bath and an opaque window to the rear.

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The built-in oven and gas hob in the kitchen and the electric fire and surround in the lounge.

Gardens & Parking

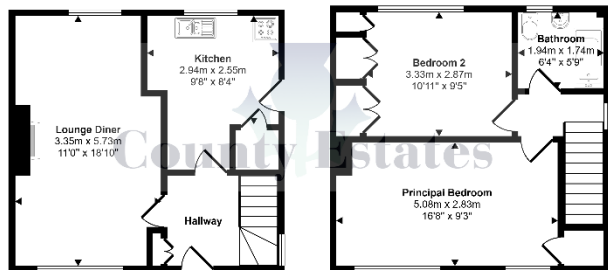
The front garden is mainly laid to lawn with steps leading up to the paved pathway, providing access to the front door entrance and continuing off to the side providing access to the rear garden. The rear garden has an area laid to lawn, with mature trees and shrubs in both front and rear garden areas. Parking is on street.

Home Report

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



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft

First Floor
Approx 36 sq m / 383 sq ft

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 representative only and may not look like the real items. Meas with Meas 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.