





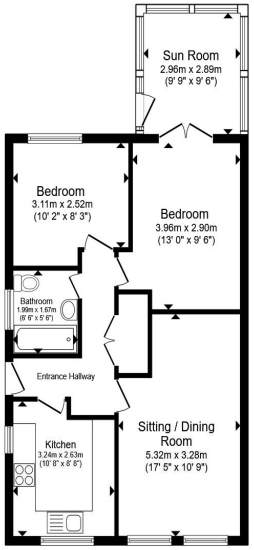
Rhodders Grove, Alva, FK12 5ER

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welcome to

Rhodders Grove, Alva

8 Rhodders Grove is a smart recently renovated two-bedroom detached light and versatile bungalow situated within a quiet and sought-after residential area of Alva. Finished to a high standard throughout, the property offers stylish, modern, move-in-ready accommodation suitable for a wide range of buyers. Nestled at the foot of the Ochil Hills, Alva is a popular Clackmannanshire town offering a blend of scenic surroundings and everyday convenience. With local shops, schools, parks and excellent transport links to Stirling and beyond , it provides an ideal setting for families, professionals, and outdoor walking, hiking and running enthusiasts alike. The main road and bus stops are close by, with regular electric buses to Stirling and Alloa.



Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Located within a peaceful residential area of Alva, 8 Rhodders Grove is an immaculately presented detached bungalow with flexible accommodation and which has been recently carefully and professionally renovated throughout and finished to an exceptional standard.

On entering the property from the side driveway main door ,there is a welcoming stylish and contemporary kitchen fitted with modern cabinets, new high quality work surfaces, newly installed high-specification integrated oven and ceramic hob along with a new mid century style vinyl flooring, creating a practical and modern space for everyday living.

The current owner has utilised the spacious front room as a lounge which is flooded with natural light from the two large front windows, creating a warm and welcoming atmosphere. Generously proportioned, this room offers ample space for both comfortable family relaxation and an ample dining area, making it ideal for everyday living and entertaining.

While currently utilised as a lounge/diner, this space could equally serve as a generous double bedroom, allowing buyers to configure the bungalow accommodation to suit their needs. With this arrangement, the large rear extended room with adjoining sunroom offers an excellent alternative living and lounge area with its stunning view of the nearby hills immediately alongside the rear garden. This arrangement has glazed doors access to the sun room and south facing garden with the added benefit of abundant light , warmth and sunshine in both rear living areas. The current owner has chosen to utilise this large light extended sunny space with adjoining sunroom and easy garden access as a flexible second living room, art studio and home office space .

Also at the rear of the property adjacent to the newly installed modern bathroom is a cosy double bedroom accommodating a large double bed and built in wardrobe / storage space while also benefiting from a pleasant view into the rear garden directly overlooked by some of the magnificent hills of the Ochil range.

The recently installed new bathroom adjacent to this bedroom features a modern bath and overhead thermostatic shower , new WC and wash handbasin unit , all high quality black bathroom fittings and a black towel radiator along with modern attractive vinyl flooring. All rooms except the sunroom are accessed via a striking newly decorated hallway. All rooms have fresh new modern plastered ceilings and recently installed modern vertical steel radiators.

Externally, the property with it's many large windows continues to impress with a large easy to maintain front garden , a substantial private driveway providing off-street parking for up to three vehicles. In addition, this detached bungalow has it's own private on -site detached timber garage built about 4 years ago complete with power and lighting offering excellent storage, workshop , gym, home office or studio potential.

The attention to detail and design is evident throughout this unique detached bungalow with it's flexible living spaces and high quality finishes throughout. The fresh modern creative approach and upgrading works enables any prospective buyer or buyers to move and settle in with minimal effort.

Entrance Hallway

Kitchen
10' 8" max x 8' 8" max (3.25m max x 2.64m max)

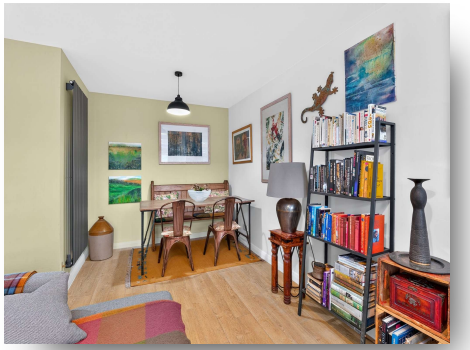
Sitting/Dining Room
17' 5" max x 10' 9" max (5.31m max x 3.28m max)

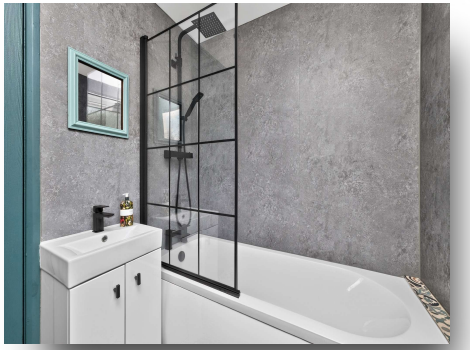
Bedroom
10' 2" max x 8' 3" max (3.10m max x 2.51m max)

Bedroom
13' max x 9' 6" max (3.96m max x 2.90m max)

Sunroom
9' 9" max x 9' 6" max (2.97m max x 2.90m max)

Bathroom
6' 6" max x 5' 6" max (1.98m max x 1.68m max)







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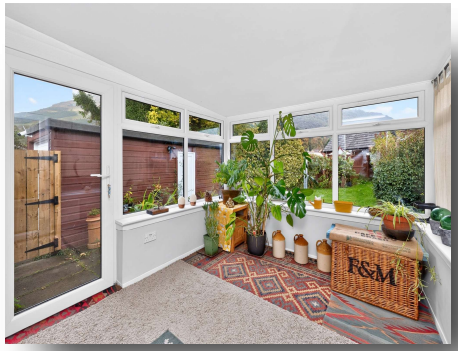
- Detached bungalow
- 2 Bedrooms
- Modern, contemporary Kitchen
- Stylish & newly fitted Bathroom
- Sitting/Dining Room & Sun Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
STI110926 - 0002

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