



**TRADITIONAL UPPER FLAT**

**ORIGINAL FEATURES**

**RECENTLY FITTED ROOF AND WINDOWS**

**FITTED KITCHEN / FAMILY BATHROOM**

**SOUGHT AFTER LOCATION IN ALLOA**

**GENEROUS BEDROOM SIZES**

**TWO DOUBLE BEDROOMS**

**BRIGHT/SPACIOUS LOUNGE**



**31A Shaftesbury Street**  
Alloa, FK10 2LU

**Offers Over £109,000**

### Entrance

Access to the property is to the rear via a sage green door leading to the entrance vestibule.

### Vestibule

The entrance vestibule has vinyl tile effect flooring and a further stained glass door leading to the entrance hallway.

### Entrance Hallway

The spacious entrance hallway has the original wooden flooring and provides access to all of the accommodation.

### Lounge 13' 11" x 10' 4" (4.24m x 3.15m)

The generous size lounge has a window overlooking the rear, with the original wooden flooring, a built-in alcove and provides access to the kitchen.

### Kitchen 7' 3" x 4' 6" (2.21m x 1.37m)

The kitchen is to the rear of the property with base units and complimentary worktops. There is a top loading washing machine, a built-in oven, a hot plate and a small fridge.

### Principal Bedroom 13' 6" x 16' 8" (4.11m x 5.08m)

The beautiful principal bedroom features a large bay window overlooking the front of the property, wooden flooring, original cornice, a white fireplace and a built-in shelved alcove with a small cupboard below which houses the electrics.

### Bedroom 2 12' 7" x 10' 11" (3.83m x 3.32m)

Bedroom 2 is the second double bedroom to the front of the property with wooden flooring and has ample room for free-standing bedroom furniture.

### Family Bathroom 9' 6" x 3' 10" (2.89m x 1.17m)

The family bathroom has a white three piece suite with an electric shower over the bath, wooden flooring and partially tiled with an opaque window.

### Heating & Glazing

The property benefits from a gas central heating system and has newly fitted double glazing throughout.

### Gardens

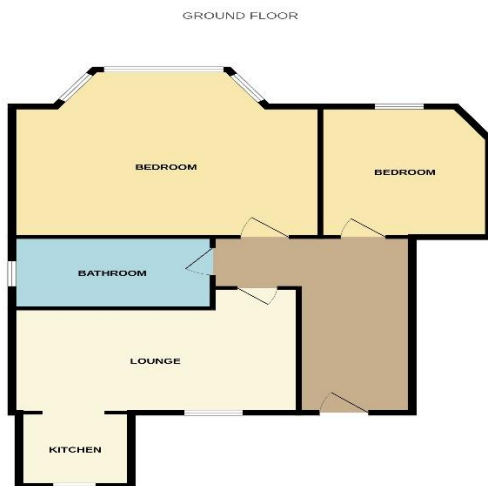
There is a private rear garden which is mainly laid to lawn and further benefits from an outhouse.

### Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings and light fittings. The appliances in the kitchen include the small under counter fridge, the top loading washing machine and the built-in oven.

### Home Report

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



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### 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.