



10, Bellevue Road,
Alloa, Clackmannanshire FK10 1LE

Offers Over £234,000

County Estates are delighted to bring to the market this modern three bed detached villa situated within Alloa.

The property comprises of; entrance hallway, a bright and spacious lounge, a modern fitted kitchen/breakfasting area and a sun room. Two double bedrooms and a single bedroom, a family shower room completes the accommodation on offer. The property benefits from a private, fully enclosed rear garden with outhouse and a mono-block driveway to accommodate approximately four vehicles.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including a Post Office, banks, supermarkets, a variety of High street shops and health centre. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools. Closely linked to the road and recently re-opened rail networks, Alloa provides easy access throughout the Central belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property can be gained via white UPVC door with decorative glazed panels.

Entrance Hallway

Welcoming entrance hallway with carpeted flooring and access to lounge and stairwell to upper level.

Lounge 13' 2" x 13' 3" (4.01m x 4.04m)

Modern spacious lounge fully carpeted with a double-glazed window overlooking the front of the property, built-in storage cupboard housing the electrics and double French doors leading to the modern kitchen/breakfasting area.

Kitchen/Breakfast Room 16' 8" x 10' 1" (5.08m x 3.07m)

Fully fitted modern cream high gloss wall and base units with contrasting black work tops. Integrated gas hob, oven, washing machine and dishwasher. Free-standing fridge freezer and under-counter tumble dryer all "sold as seen".

Sun Room

Spacious sun room currently being utilised as a dining room with two white UPVC external doors leading to the rear garden.

Principal Bedroom 8' 9" x 11' 3" (2.66m x 3.43m)

Fully carpeted principal bedroom with a double-glazed window overlooking the front of the property, built-in wardrobes with hanging rails and shelving.

Bedroom Two 8' 5" x 10' 1" (2.56m x 3.07m)

Bright second double bedroom with a double-glazed window overlooking the rear of the property. This room also benefits from built-in wardrobes with hanging rails and shelving.

Bedroom Three 7' 7" x 8' 1" (2.31m x 2.46m)

Bedroom three is fully carpeted with a double-glazed window overlooking the front of the property.

Family Shower Room 5' 10" x 6' 8" (1.78m x 2.03m)

Family shower room with wet wall panning throughout, vanity sink and w.c with a walk-in shower cubicle. Various bathroom accessories and an opaque window overlooking the rear of the property.





Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds and various curtains. The integrated appliances in the kitchen including the free-standing fridge/freezer, washing machine and tumble dryer. Wooden shed in the rear garden and outhouse.

Gardens

Easily maintained front garden with a mono-bloc driveway and pathway leading to the front entrance. The rear garden has various paved seating areas, a raised decked area, a drying area and a wooden garden shed. The rear garden also benefits from a wooden summerhouse, currently been used as a home work space and office.

Parking

Mono-bloc driveway to accommodate approximately four vehicles.

Heating & Glazing

The property benefits from a gas central heating system and is fully double-glazed throughout. The property also benefits from solar panels.

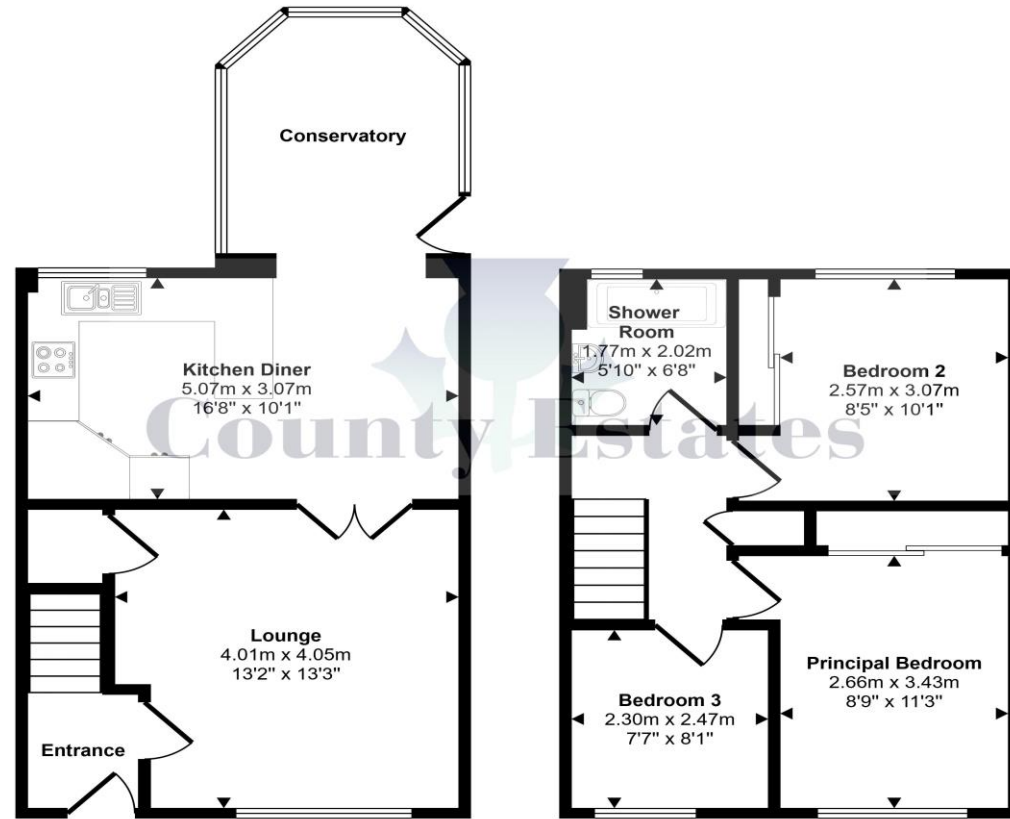
Home Report

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





Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft

First Floor
Approx 37 sq m / 397 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 representations only and may not look like the real items. Made with Made Snappy 360.