

62A Claremont

ALLOA, FK10 2DH



Three-bedroom home with enclosed garden and versatile garden room



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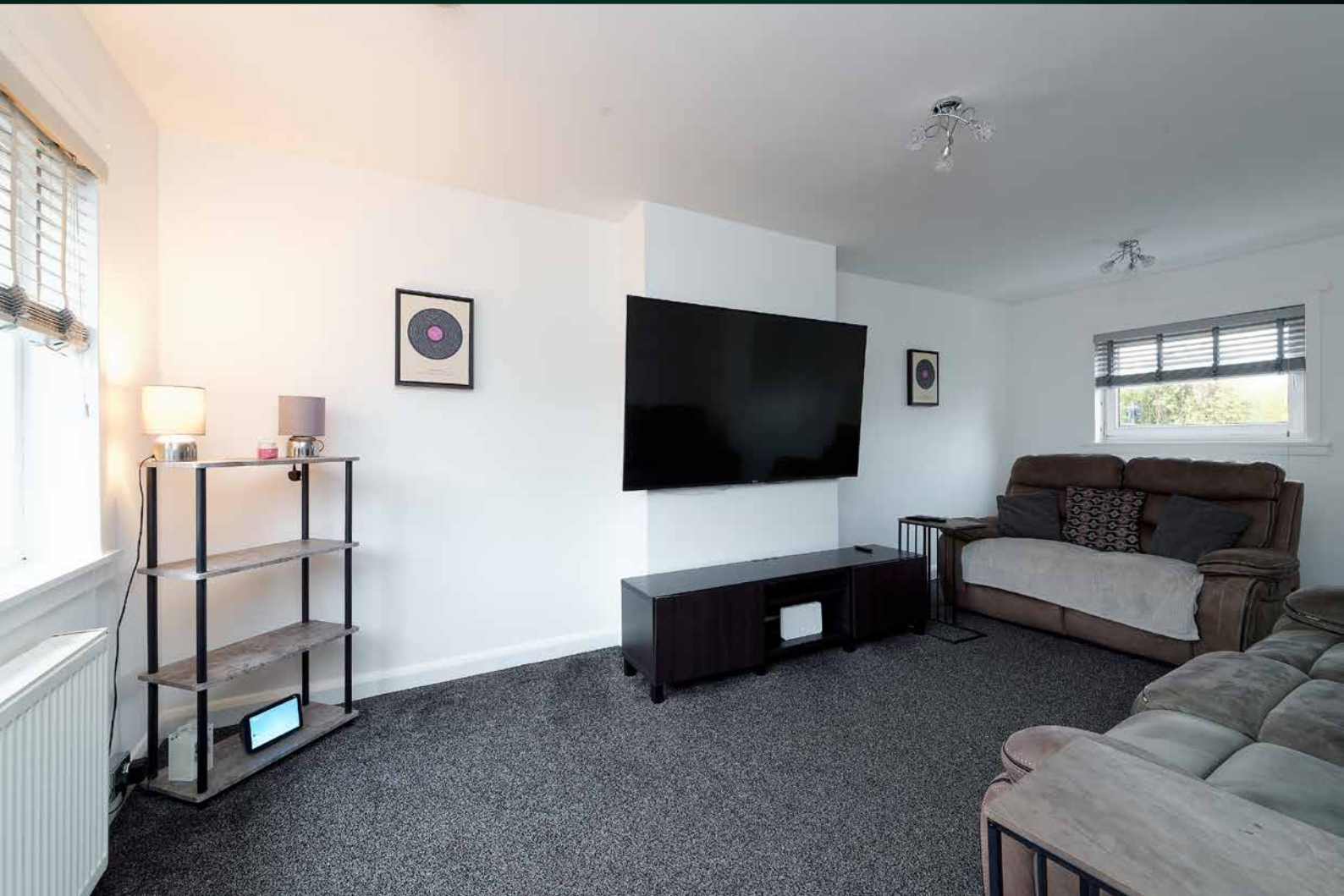


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McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced villa featuring well-proportioned accommodation, practical living spaces and an enclosed rear garden with a separate garden room. Situated in an established residential area of Alloa, the property is well suited to families, first-time buyers or those seeking additional space for home working or hobbies.

THE LOUNGE



The entrance hallway provides access to the ground-floor accommodation and staircase to the upper level. The lounge is bright and welcoming, with two windows allowing natural light. The room offers flexibility for a range of furniture arrangements, creating a welcoming setting for everyday relaxation.

The fitted kitchen features a selection of floor and wall-mounted units, a gas cooker and integrated cooker hood. There is space for a dining table and chairs or a breakfast bar.

THE KITCHEN



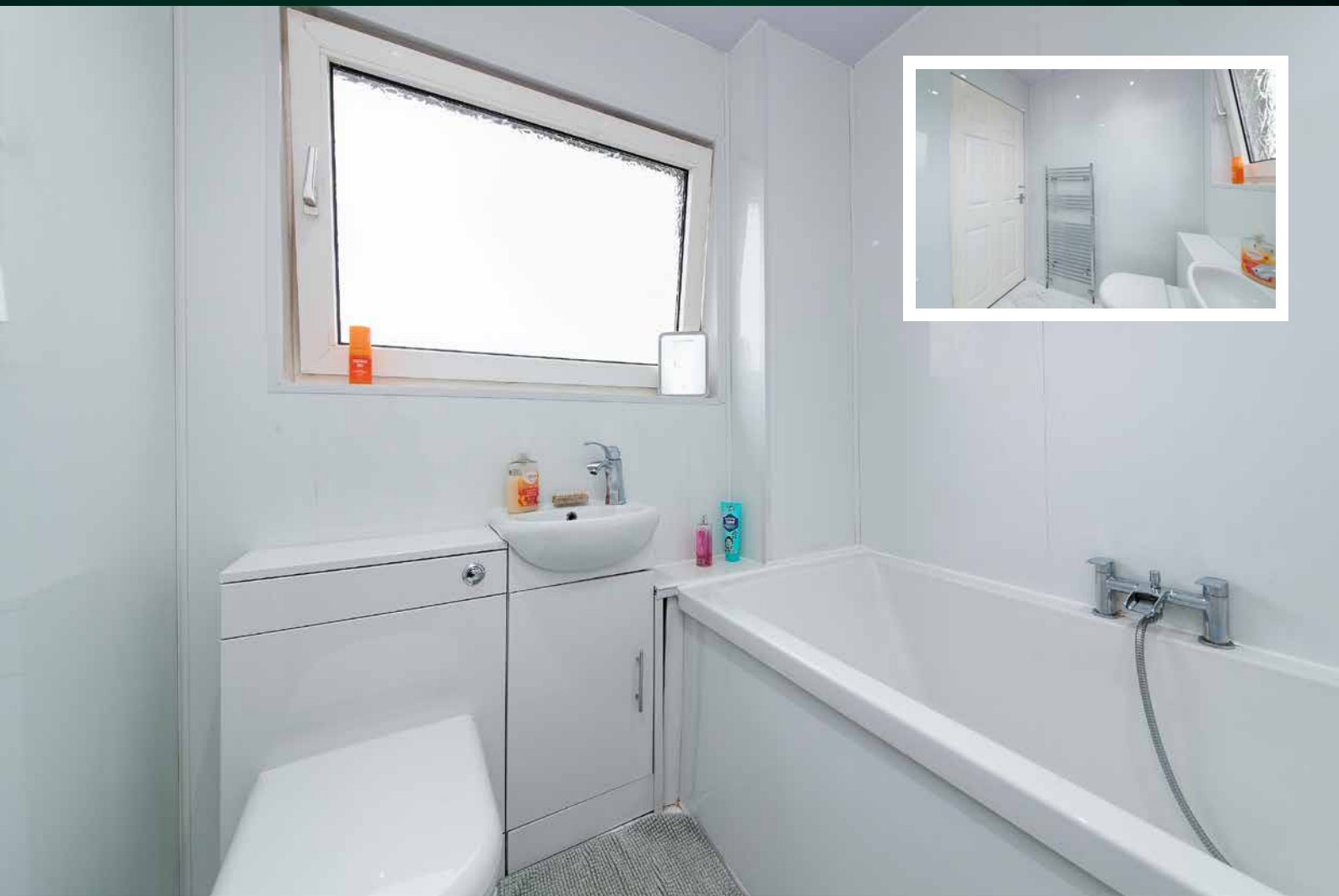
Direct access to the enclosed rear garden makes this a practical and sociable space for everyday living and entertaining.



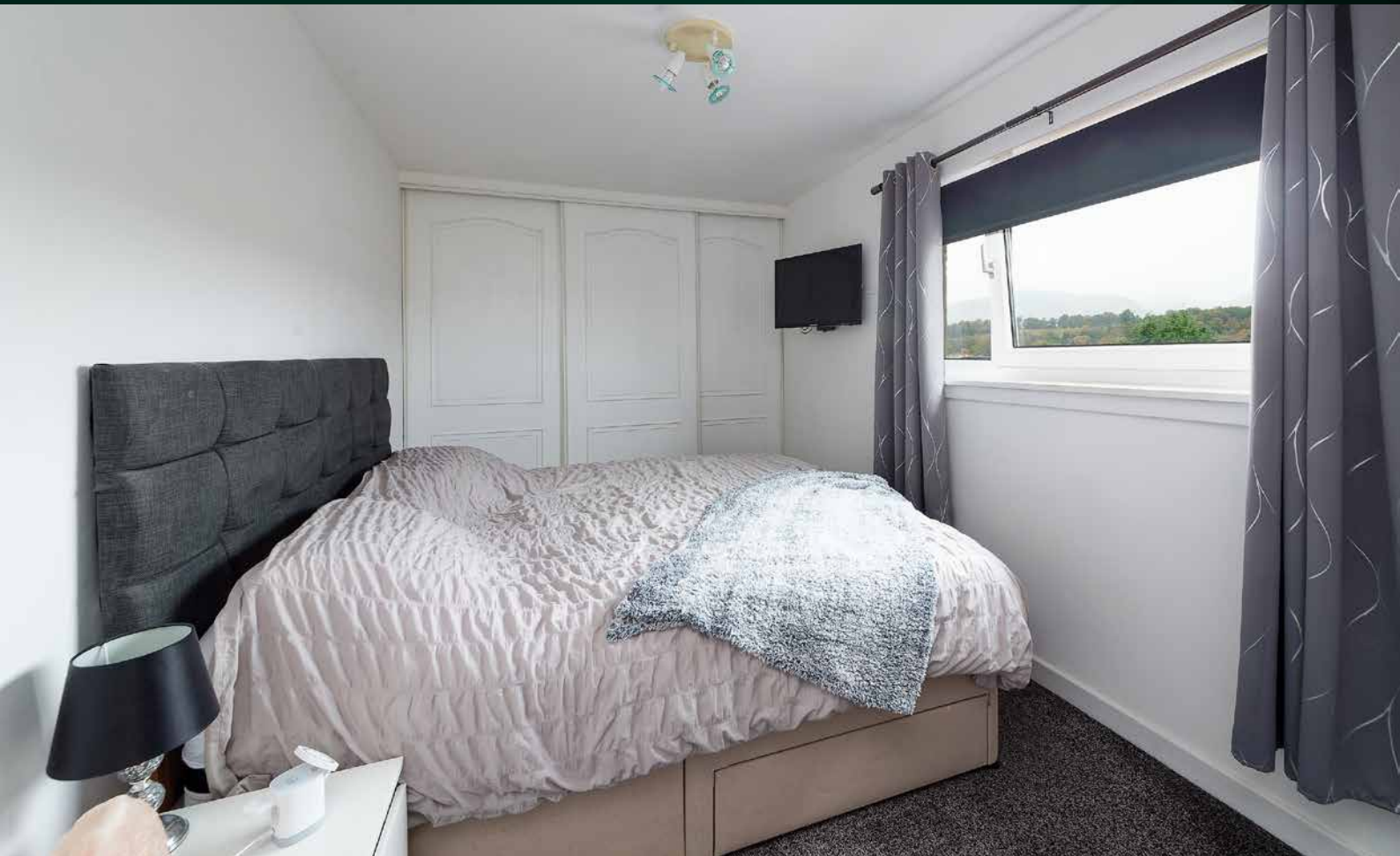
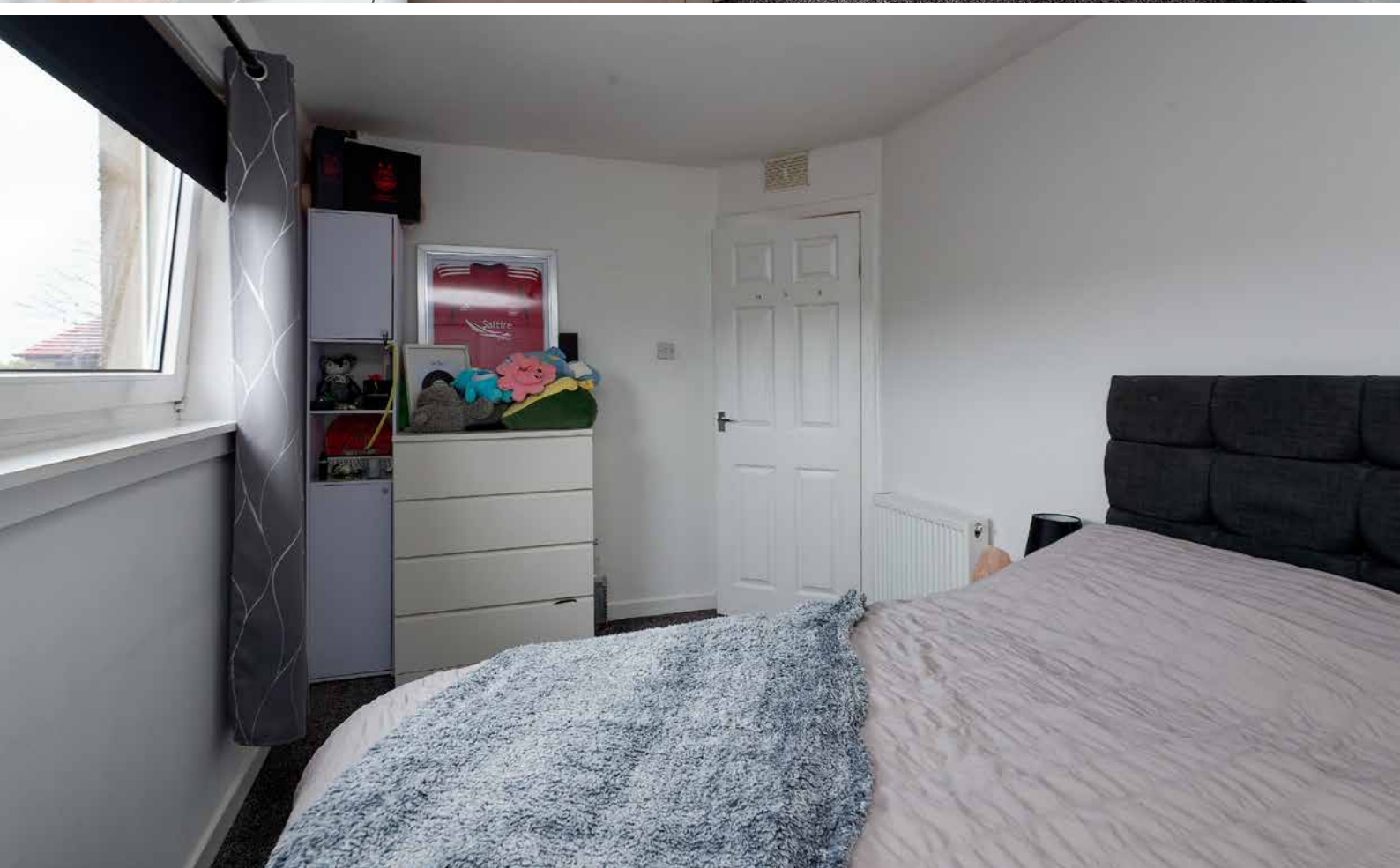
Upstairs, three double bedrooms provide flexible accommodation for families, couples or those needing additional space for guests or working from home. A generous cupboard in the upper hallway adds useful household storage. The family bathroom is fitted with a white three-piece suite, including a bath with shower overhead, wet-wall panelling and easy-care flooring.

Further benefits include gas central heating and double glazing. All floor coverings, blinds and light fittings are included in the sale.

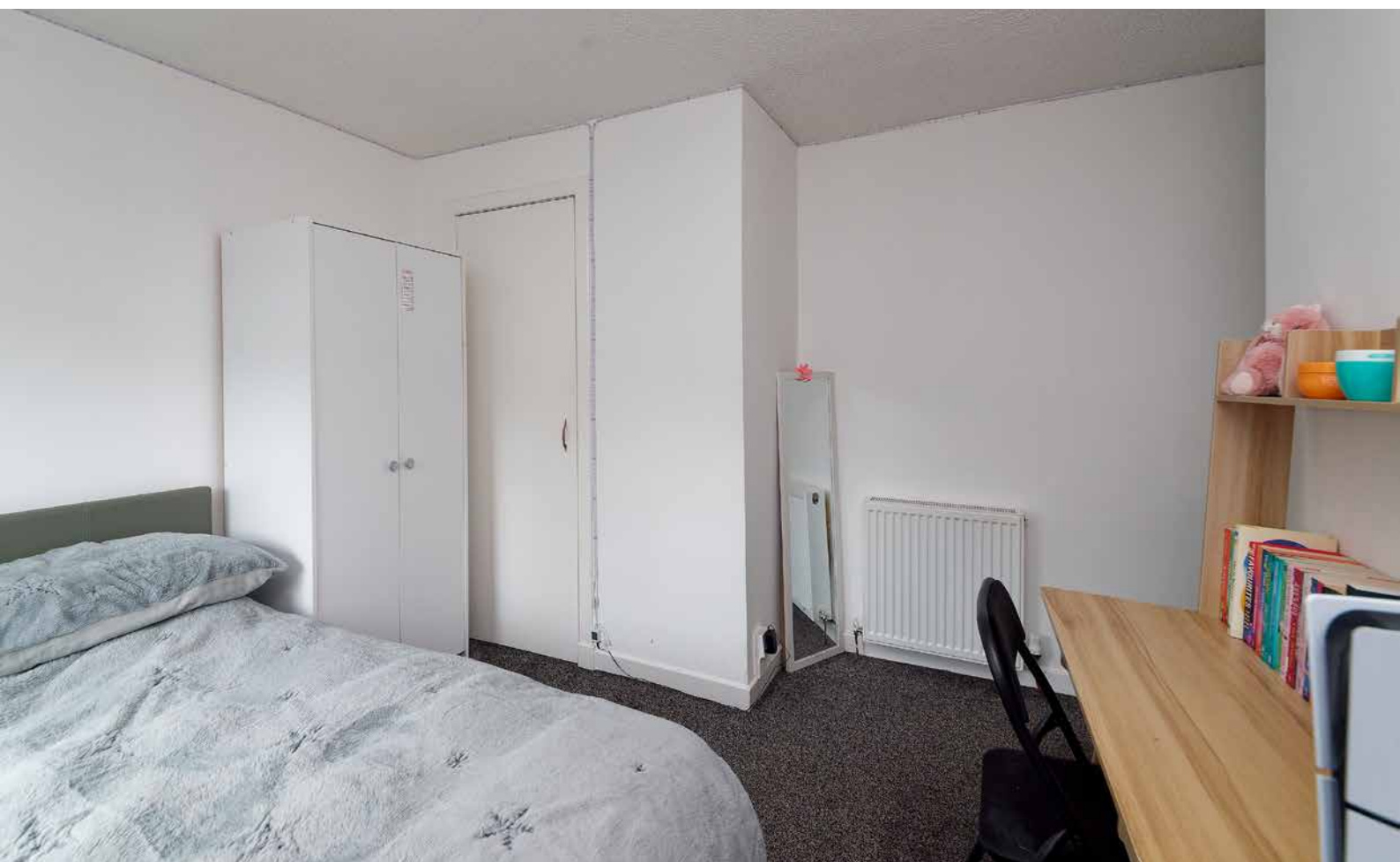
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Outside, the front garden is finished with decorative stone chips for straightforward maintenance. The enclosed rear garden combines a stone-chip area with a large decked patio, providing space to relax, dine outdoors or entertain friends and family.

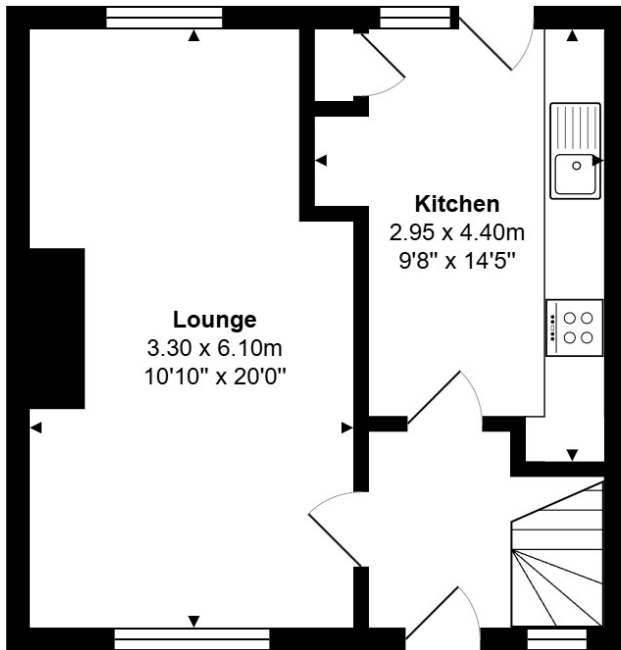
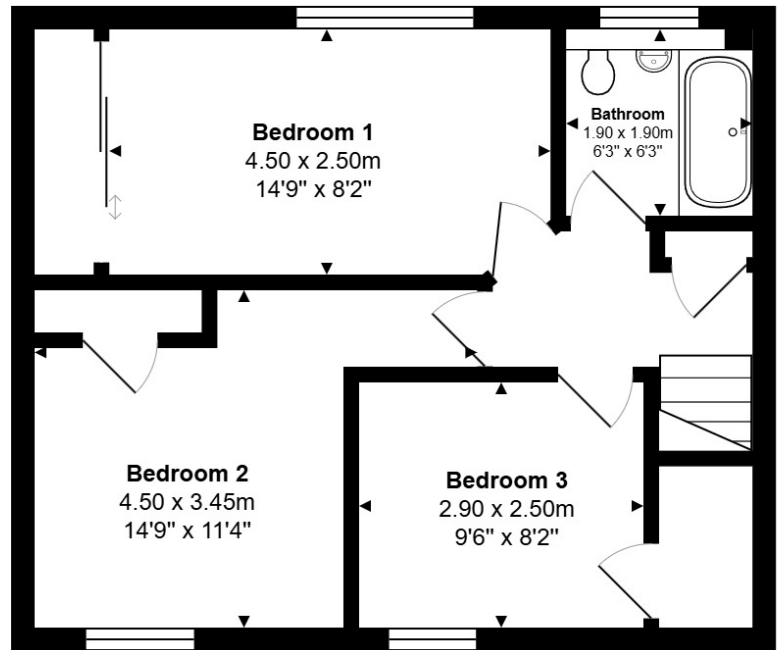
A particular feature is the separate, enclosed garden room, which adds another dimension to the outdoor space. Previously used to house a hot tub, it has Astroturf flooring, a window providing natural light and fluorescent lighting. This additional space offers scope for a variety of uses, from a hobby room or exercise area to a place to unwind away from the main house. In addition, there are also two other storage sheds.

This fantastic home is ready for its next owner. Early viewing is highly recommended.

EXTERNALS

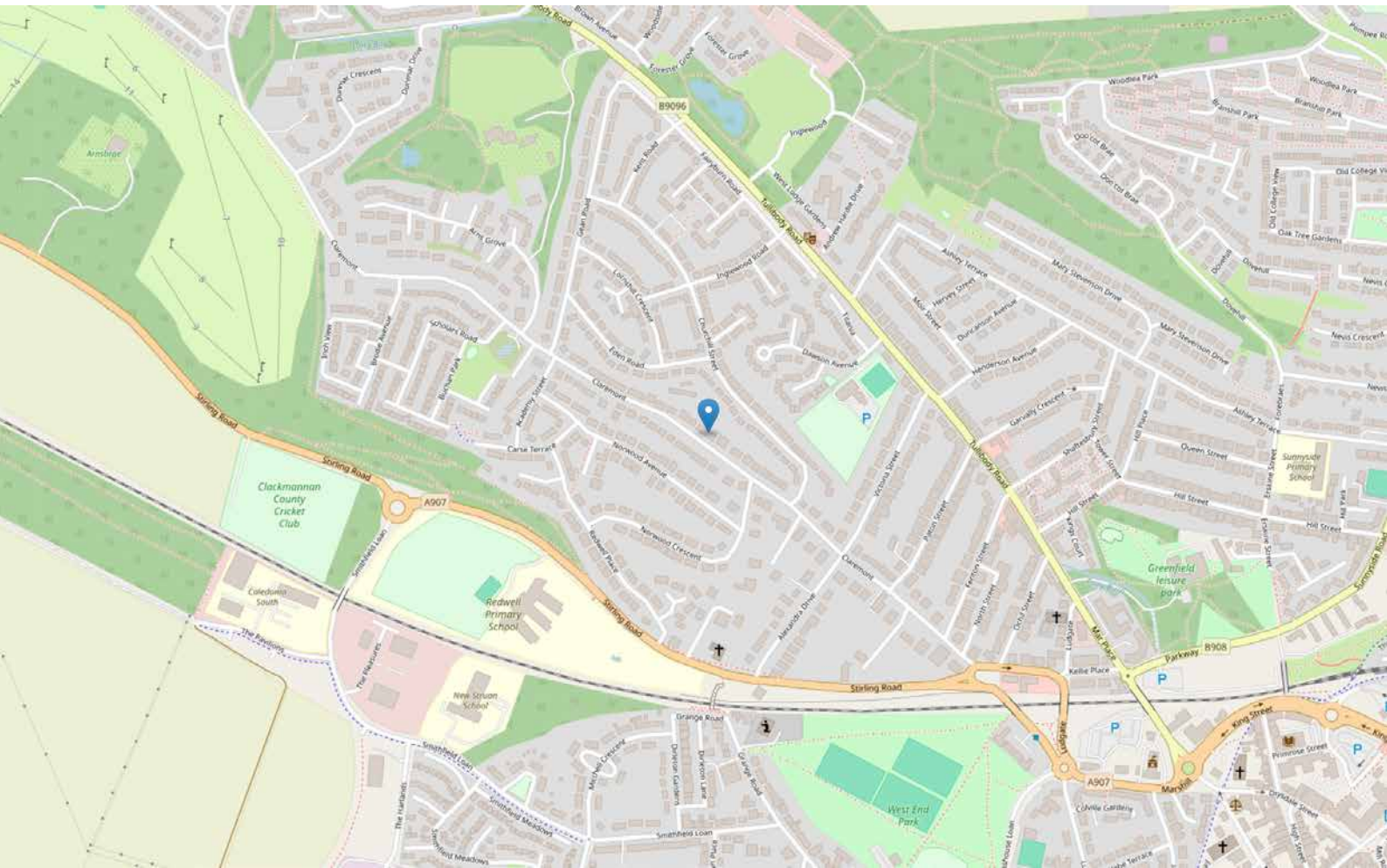


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: D



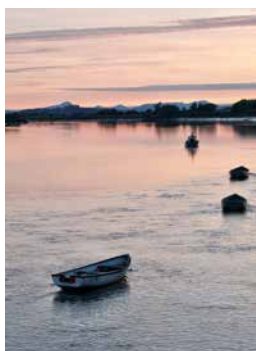
THE LOCATION

Alloa is nestled between the Ochil Hills and the River Forth. The property for sale is conveniently located for access to the town centre, with its variety of high street shops, post office, several supermarkets, bars and restaurants and a wide selection of leisure facilities including parks and a library.





There are also schooling facilities available at both primary and secondary schools and a college. Alloa has its own railway station with direct services to Edinburgh. The Clackmannan Bridge provides an excellent service for commuters throughout the Central Belt for connection to Glasgow, Edinburgh, Stirling and beyond. Local public transport services are also close at hand. The nearby business park further enhances the area's appeal for commuters and professionals.



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