



WELL PRESENTED SEMI DETACHED VILLA

RECENTLY FITTED KITCHEN

MODERN SHOWER ROOM

GAS CENTRAL HEATING/DOUBLE GLAZING

BRIGHT AND SPACIOUS LOUNGE/DINER

TWO GOOD SIZED DOUBLE BEDROOMS

GARDENS TO FRONT AND REAR

DRIVEWAY TO SIDE



55 Gean Road
Alloa, FK10 2JP

Offers Over £143,500

Entrance

Access to the property is via a white UPVC door with a decorative glazed panel.

Entrance Hallway

The welcoming entrance hallway is carpeted and benefits from an under stair storage cupboard. Access is provided to the lounge and the kitchen.

Lounge

18' 1" x 10' 0" (5.51m x 3.05m)

The bright, spacious lounge features two windows overlooking the front and rear of the property, laminate flooring and an electric fire set within an attractive mahogany surround. There's also ample space for a dining table and chairs.

Kitchen

9' 1" x 7' 2" (2.77m x 2.18m)

The recently fitted kitchen offers a good range of grey wall and base units, complemented by coordinating worktops. It includes a built-in oven with gas hob, washing machine and integrated fridge/freezer. Vinyl flooring, a rear-facing window and a door to the rear garden complete the space.

Upper Hallway

The carpeted upper hallway provides access to the upper accommodation and the loft.

Principal Bedroom

14' 8" x 8' 6" (4.47m x 2.59m)

The generous size principal bedroom overlooks the front of the property, with carpeted flooring and features a built-in storage cupboard and fitted wardrobes.

Bedroom 2

9' 0" x 11' 5" (2.74m x 3.48m)

Bedroom 2 is the second double bedroom to the rear of the property with carpeted flooring and fitted wardrobes.

Family Shower room

5' 9" x 5' 1" (1.75m x 1.55m)

The modern shower room is fully tiled and comprises of a vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower. There is an opaque window to the rear and chrome heated towel rail.

Heating & Glazing

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

Gardens

The front garden is easily maintained with artificial grass and stone chipped borders. The fully enclosed rear garden has a covered pergola, a raised seating area, an artificial lawn and a garden shed.

Parking

The property benefits from a paved driveway to the side providing off-street parking for approx. 2 vehicles.

Included Extras

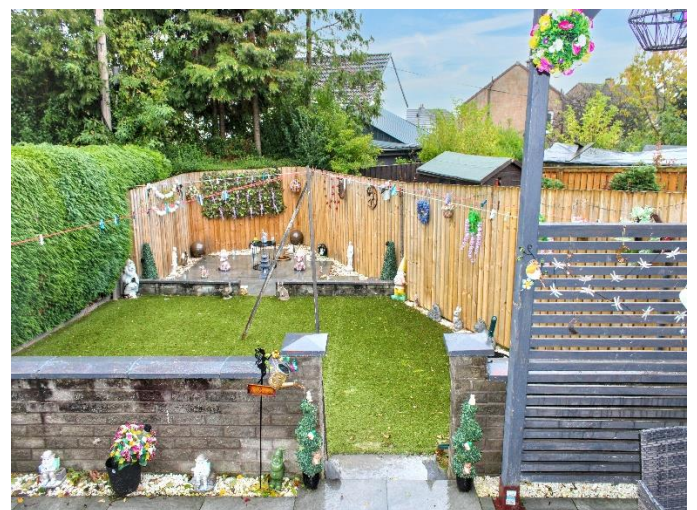
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains, curtain poles and light fittings. The built-in oven and hob, the washing machine, the integrated fridge/freezer, the electric fire and fireplace and the fitted wardrobes in the bedrooms.

Home Report

To view the home report for this property please contact our office; admin@county-estates.net



For the purpose of this floor plan, the measurements are approximate and should not be used for any legal or financial purposes. The measurements are taken from the internal walls and do not include the thickness of the walls. The measurements are taken from the internal walls and do not include the thickness of the walls. The measurements are taken from the internal walls and do not include the thickness of the walls.



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.