



Bastion Property Management is pleased to present to the market this well presented one bedroom top floor apartment situated within Alloa with easy walking access to the town centre. Viewing is highly recommended to fully appreciate the accommodation on offer.

The inner hallway provides access to all accommodation which comprises kitchen, lounge, one bedroom and shower room.

The lounge is bright and spacious with windows providing natural light throughout. There is a modern fitted kitchen with a number of wall and base units with oven, hob and cooker hood, washing machine and fridge/freezer. The bedroom has a built-in wardrobe facility and has a shower room with built-in shower, WHB and WC, within the bathroom there is a fitted tumble dryer. The apartment is decorated in neutral decor and has a variety of floor coverings.

The property further benefits from gas central heating, double glazing and residents parking.

Colville Gardens can be found in the popular residential area of Alloa, from here there is access to an excellent range of local amenities within Alloa including; a range of high street shops, supermarkets, pubs and restaurants. Public transport links surrounding the areas are excellent with both bus and railway stations located in the town centre. Motorway networks are also located nearby. Schooling can be found in the area at both primary and secondary level.

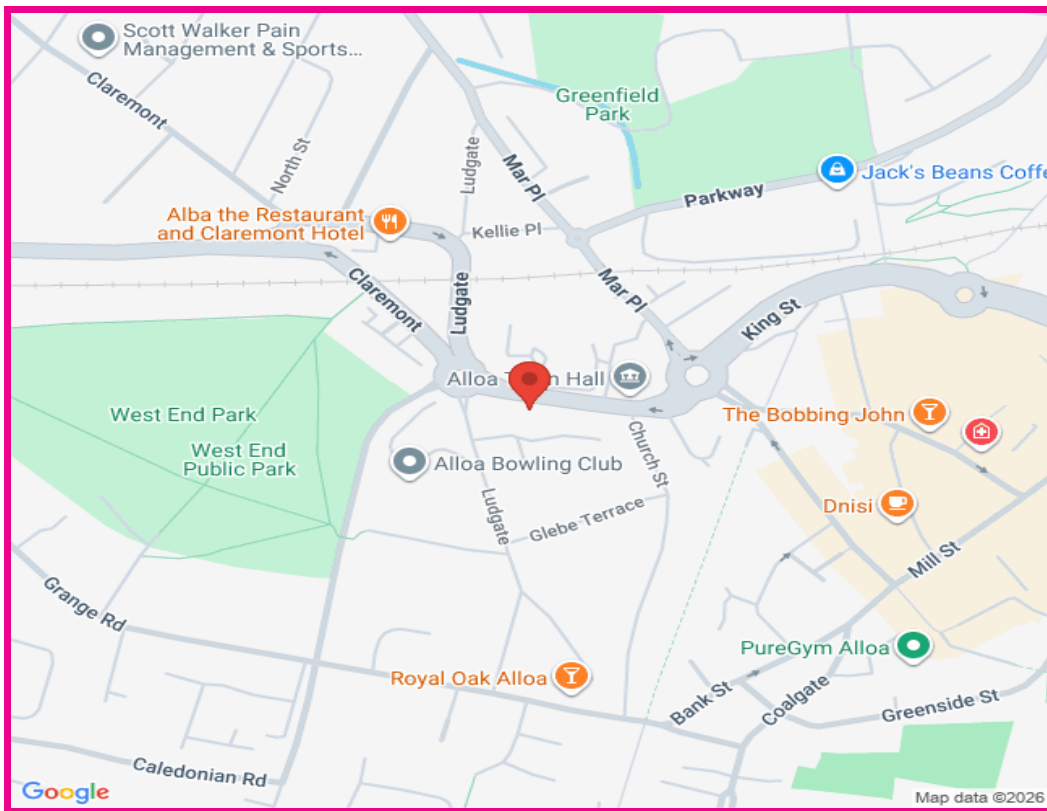
## Room Sizes

All measurements taken from widest point.

No measurements given on rental properties







### Travel Directions

At Manor Powis Roundabout, take the 3rd exit onto Alloo Rd/A907. At the next roundabout take the 2nd exit and stay on Alloo Rd/A907. At Dumyat View Roundabout take the 3rd exit and stay on Alloo Rd/A907. At Arnsbrae Roundabout, take the 1st exit onto Stirling Rd/A907 Continue to follow A907. Turn right onto Kellie Pl/A907. Continue to follow A907 taking 2nd exit into Colville Gardens, Alloo FK10 1DU,



**BASTION**

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### Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.