County Estates

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SEMI-DETACHED BUNGALOW

BRIGHT OPEN PLAN LOUNGE/KITCHEN-BREAKFASTING AREA

FAMILY SHOWER ROOM

DOUBLE DRIVEWAY & SINGLE GARAGE

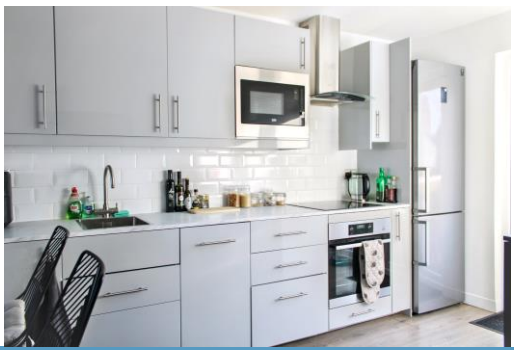
SOUGHT AFTER AREA

TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE

PRIVATE GARDENS TO FRONT AND REAR

STUNNING VIEWS OF THE OCHIL HILLS







121 Nevis Crescent
Alloa, FK10 2BN

OFFERS OVER £169,000

Entrance
Entrance to the property via white UPVC door with glazed co-ordinating side panel, leading to:

Vestibule *10' 2" x 14' 5" (3.11m x 4.4m)*
Entrance vestibule with laminate flooring throughout, built-in storage housing the electrics.

Open Plan Lounge/Kitchen *91' 2" x 33' 6" (27.8m x 10.2m)*
Bight and spacious open-plan lounge/kitchen with a large double-glazed window overlooking the front of the property with stunning views of the Ochill Hills. Fully fitted kitchen with grey high-gloss wall and base units with a breakfast bar to seat four people, built-in oven, microwave and induction hob. Space for a fridge freezer and a built-in storage cupboard housing the washing machine. French doors leading to the rear garden.

Principal Bedroom *29' 10" x 26' 7" (9.1m x 8.1m)*
Principal bedroom fully carpeted with a large double-glazed window overlooking the rear garden, allowing lots of natural light to flow. This room benefits from built-in wardrobes with hanging rails, shelving and drawers offering ample storage space.

Bedroom Two *34' 5" x 26' 3" (10.5m x 8.0m)*
The second double bedroom is fully carpeted with a double-glazed window overlooking the side of the property with fantastic views of the Ochil Hills. This room also benefits from built-in storage and offers ample space for free-standing furniture.

Family Shower Room *17' 5" x 23' 11" (5.3m x 7.3m)*
Modern three-piece shower room is partially tiled with a vanity sink, W.C and a separate walk-in shower enclosure with a rainfall shower. Various bathroom accessories and an opaque window overlooking the side of the property.

Gardens/Driveway
Private front garden mainly laid to lawn with mature shrubs and trees, paved pathway leading to the front entrance. Fully enclosed rear garden with a decked seating area, mature shrubs and trees and a decorative stone area further to the rear. The rear benefits from a wooden shed and a single garage. The property further benefits from a chipped driveway to the side of the property to house approximately two vehicles.

Included Extras
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds and curtain poles. Also included are the built-in oven, hob, microwave and washing machine in the built-in storage cupboard. The wooden shed in the rear garden.

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

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









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.