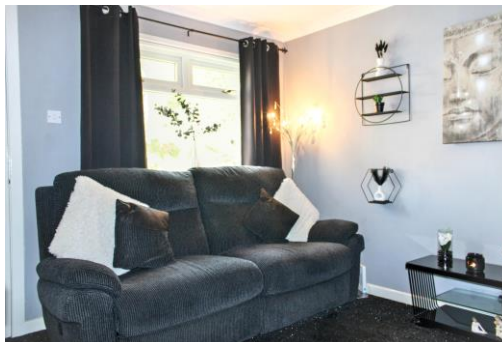




**WELL PRESENTED GROUND FLOOR FLAT**  
**MODERN FITTED KITCHEN**  
**TWO DOUBLE BEDROOMS WITH STORAGE**  
**ELECTRIC HEATING & DOUBLE GLAZING**

**SPACIOUS LOUNGE**  
**FAMILY SHOWER ROOM**  
**FRONT AND REAR GARDENS**  
**PARKING BAY TO THE FRONT OF THE PROPERTY**



**6 Mary Stevenson Drive**  
Alloa, FK10 2BF

**Offers Over £114,000**

## Entrance

Entrance via a white UPVC part-glazed door leading to the vestibule;-

## Vestibule 4' 10" x 2' 10" (1.47m x 0.86m)

Entrance vestibule with a built-in cupboard housing the electrics with laminate flooring throughout leading to the lounge;-

## Lounge 13' 4" x 10' 7" (4.06m x 3.22m)

Spacious lounge with a double-glazed window overlooking the front of the property. This room offers ample space for free-standing furniture.

## Kitchen 10' 6" x 9' 5" (3.20m x 2.87m)

Modern fully fitted kitchen with white high gloss wall and base units, contrasting worktops and a double-glazed window overlooking the rear of the property. Built-in electric hob and oven, laminate flooring throughout and space for an under-counter washing machine and free-standing fridge freezer.

## Principal Bedroom 11' 2" x 8' 2" (3.40m x 2.49m)

Spacious principal bedroom with laminate flooring throughout, double-glazed window overlooking the front of the property and a built-in wardrobe with hanging rails and shelving.

## Inner Hallway

"L" Shaped inner hallway fully carpeted with two storage cupboards offering ample storage space.

## Bedroom Two 9' 3" x 8' 2" (2.82m x 2.49m)

Bright second double bedroom with laminate flooring throughout, double-glazed window overlooking the front of the property, and double mirrored wardrobes with hanging rails and shelving.

## Family Shower Room 6' 5" x 6' 2" (1.95m x 1.88m)

Three-piece family shower room with a fully enclosed shower cubicle, opaque window to the rear of the property and various bathroom accessories.

## Included Extras

Included in the sale of the property are all carpets and floor coverings, various curtain poles, blinds and bathroom accessories. Wooden garden shed.

## Gardens

Front garden has a part laid to lawn area, decorative stone chips and a paved pathway leading to the front entrance. Shared side path given access to the rear garden. The property benefits from a beautifully maintained rear garden which is fully enclosed with artificial lawn, various seating areas and a wooden garden shed.

## Heating & Glazing

The property benefits from an electric heating system and is fully double glazed throughout.

