



11, Berryfield Crescent,
Alva, Clackmannanshire FK12 5FB

OFFERS OVER £234,500

County Estates are delighted to bring to the market this three-bedroom semi-detached villa located in the popular estate of Berryfield Crescent in the village of Alva.

This property comprises of; an entrance hallway, a downstairs W.C, a spacious lounge and an open plan kitchen/dining area. On the upper level there are three double bedrooms (principal with en-suite) and the family bathroom. The property benefits from a private front garden, a fully enclosed rear garden and a mono blocked driveway.

Alva is a picturesque village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a post office, banks, a variety of local shops and health centre. Leisure facilities include parks and Alva Golf Course. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance is via a white UPVC door leading to the entrance hallway.

Entrance Hallway

The entrance hallway has laminate flooring throughout and provides access to the downstairs W.C and the lounge.

Downstairs W.C

The W.C comprises of a sink and toilet, with vinyl flooring and an opaque window overlooking the front of the property.

Lounge

12' 10" x 14' 1" (3.91m x 4.29m)

The spacious lounge has laminate flooring throughout and a window offering views of the front garden. The lounge benefits from having a built-in cupboard that also houses the boiler.

Open Plan Kitchen/Dining Room

16' 10" x 8' 9" (5.13m x 2.66m)

The kitchen/dining room is fully laminated throughout, with a window overlooking the rear of the property. The kitchen is fitted with dark grey wall and base units, complemented by light grey worktops. The kitchen is also fitted with a built-in electric oven/hob and an integrated washing machine and fridge-freezer. There is ample room for freestanding dining furniture. Access to the rear garden can be gained via patio doors in the kitchen/dining area.

Upper Hallway

The upper hallway is fully carpeted throughout, provides access to the loft, and has a built-in cupboard for extra storage. The hallway provides access to the family bathroom and the three bedrooms.

Family Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

The family bathroom has vinyl flooring and partially tiled walls. The bathroom has an opaque window overlooking the rear of the property and is fitted with a bath, W.C and sink.





Principal Bedroom

9' 9" x 8' 8" (2.97m x 2.64m)

The principal bedroom has carpet flooring throughout with a window offering views of the rear garden. It is fitted with a built-in double wardrobe with sliding doors and also gives access to the en-suite shower room.

En-Suite Shower Room

5' 8" x 4' 9" (1.73m x 1.45m)

The en-suite shower room has vinyl flooring throughout and partially tiled walls. The en-suite is fitted with a corner shower cubicle, W.C and sink.

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m)

Bedroom two has carpeted flooring throughout with a window overlooking the front of the property. The bedroom is fitted with a double built-in wardrobe with sliding doors.

Bedroom Three

8' 6" x 10' 0" (2.59m x 3.05m)

Bedroom three has carpeted flooring throughout with a window overlooking the front of the property. There is ample room for free-standing furniture.

Gardens

The property benefits from having a lawn area to the front of the property with a paved path leading to the front entrance. The rear garden is fully enclosed, comprising of an artificial lawn area. Access to the rear garden can be gained from the patio doors in the kitchen/dinning area and also the mono block path to the side of the property.

Driveway

The property benefits from having a mono-block driveway suitable to accommodate two vehicles.



Heating & Glazing

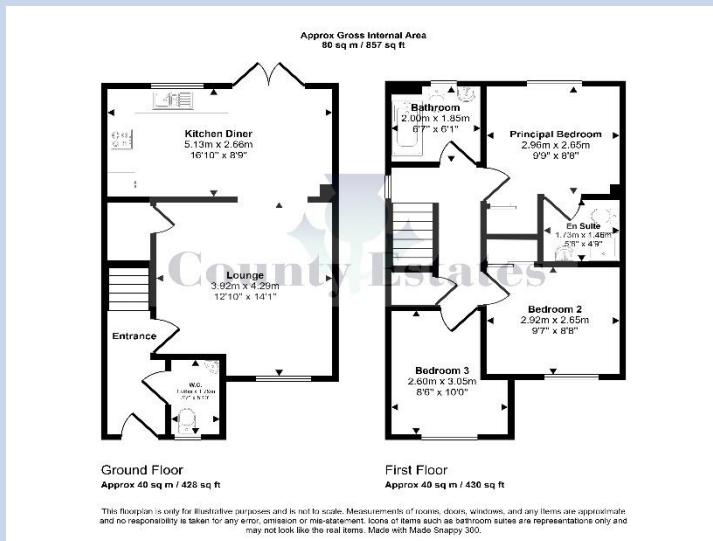
This property has gas central heating and double glazing throughout.

Included Extras

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

Home Report

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net