

44A QUEEN STREET, ALVA FK12 5EP

HARPER & STONE
ESTATE & LETTING AGENTS





44A QUEEN STREET

ALVA, FK12 5EP

PROPERTY FEATURES

- 2 Bedroom first floor flat Circa 1900
- Approximately 54 square meters of living space
- Practical kitchen with space for dining table
- Communal low maintenance
- Quiet residential area
- Beautiful views of the Ochil Hills
- Located close to local amenities and schooling
- Ideal first time buyer opportunity
- Early viewing advised

Harper & Stone are delighted to bring to the market 44A Queen Street, Alva a charming and beautifully presented two bedroom first floor flat, ideally situated within a peaceful and sought after residential area. Offering bright and inviting accommodation, this lovely home combines comfortable living spaces with an outlook towards the Ochil Hills. With its attractive presentation, communal garden and convenient location, the property is likely to appeal to a range of buyers, from first time purchasers to those seeking an attractive investment opportunity.

The Accommodation is Presented as Below:

First Floor: Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom.

Accessed via external stairs to the rear of the property, the accommodation opens into a bright and welcoming hallway, providing access to all rooms and immediately creating a pleasant first impression.

The spacious living room provides a comfortable setting for relaxing, entertaining or simply enjoying time at home. Filled with natural light, it offers a warm and welcoming atmosphere and provides a lovely central hub for everyday living.

The contemporary kitchen is both practical and appealing, with a standalone fridge freezer, electric oven and hob included. There is also space for a small dining table, making this a pleasant space for casual meals and morning coffee. One of the standout features is the outlook towards the Ochil Hills, providing a peaceful and picturesque backdrop while you cook or dine.

Bedroom 1 is a well proportioned double room offering a comfortable and relaxing retreat, with the added benefit of a useful single storage cupboard. Bedroom two is a charming single bedroom, making it ideal as a child's room, guest bedroom, home office or additional flexible space.

The modern bathroom is conveniently positioned at the end of the hallway and features a contemporary suite comprising a bath with over bath shower, pedestal sink and a WC.

Externally, the property benefits from a communal, low maintenance garden, comprising paved and stone areas together with a drying green. This attractive outdoor space offers an ideal spot to sit out, enjoy the fresh air and make the most of the peaceful surroundings



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without requiring extensive upkeep. The property and garden are accessed via the neighbouring properties garden.

44A Queen Street offers a fantastic opportunity to acquire a well presented home in a peaceful Alva setting, with beautiful hill views and convenient access to local amenities and schools. Early viewing is highly recommended to fully appreciate what this delightful property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band B
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling or Alloa are also closely located and provide access to the rail network.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



