



**SPACIOUS FIRST FLOOR FLAT**

**FITTED KITCHEN**

**EN-SUITE SHOWER ROOM**

**BRIGHT LOUNGE WITH JULIETTE BALCONY**

**TWO DOUBLE BEDROOMS**

**FAMILY BATHROOM**



**31 Old Brewery Lane**  
Alloa, FK10 3GL

**Offers Over £122,500**

## External Entrance

Access to the property via a secure door entry system with steps leading to the private entrance.

## Entrance

Access is via a hardwood fire door. Leading to:

## Inner Hallway

The entrance hallway is fully carpeted throughout and leads to the kitchen, the two bedrooms, the living room, and the family bathroom. The hallway also has a large built-in cupboard with shelving, which provides access to the gas and electrics.

## Kitchen

The kitchen has wood-effect vinyl flooring throughout and a small window overlooking the front of the property. It has beech effect wall and base units with contrasting worktops, and benefits from a built-in gas hob and oven. The kitchen further benefits from an intergrated washing machine and a free-standing fridge/freezer. Easy access to the boiler can also be gained.

## Principle Bedroom

The spacious principle bedroom is fully carpeted throughout and has a large window overlooking the front of the property, allowing in natural light. There is space for freestanding furniture, and the bedroom benefits from a built-in wardrobe with opaque sliding doors. Access to the en-suite can also be gained.

## En-suite

The en-suite has vinyl flooring throughout and is partially tiled. It benefits from an electric shower, toilet, and a vanity sink unit for extra storage.

## Family Bathroom

The family bathroom has vinyl flooring throughout and is partially tiled. The bathroom benefits from a sink, toilet, and a bath, along with a wall-mounted mirror.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Bedroom Two

The second bedroom is carpeted throughout and has a window overlooking the rear, brightening the space. It benefits from a built-in mirrored wardrobe, and there is space for free-standing furniture.

## Living Room

The living room is carpeted throughout and has ample room for free-standing furniture. It benefits from patio doors that look out to the rear and open onto the Juliette balcony.

## Heating & Glazing

This property benefits from gas central heating and double glazing throughout.

## Gardens & Parking

The property benefits from a communal lawn area to the front of the property and a communal parking area.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles, along with all lights and light fittings. Also included in the sale is the built-in oven/hob, the intergrated washing machine, and the fridge freezer, all in the kitchen.

## Home Report

To view this Home Report, please email us on [admin@county-estates.net](mailto: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.