



**WELL PRESENTED SEMI DETACHED
BUNGALOW**

FITTED KITCHEN

MODERN SHOWER ROOM

BRIGHT & SPACIOUS LOUNGE

DOUBLE BEDROOM

GARDENS TO FRONT & REAR

DRIVEWAY & CARPORT



87 Nevis Crescent
Alloa, FK10 2BN

Offers Over £138,000

Entrance

Entrance to the property is via a white UPVC door with a decorative glazed panel.

Entrance Vestibule

The entrance vestibule has vinyl flooring and benefits from a built-in storage cupboard. Access is provided to the lounge.

Lounge

10' 5" x 15' 3" (3.17m x 4.64m)

The bright and spacious lounge has laminate flooring and a large window overlooking the front of the property with lovely views of the surrounding countryside. Access to the kitchen and inner hallway.

Fitted Kitchen

6' 6" x 11' 1" (1.98m x 3.38m)

The fitted kitchen has a good range of grey wall and base units with contrasting worktops and a free-standing electric cooker. There is a washing machine and a fridge/freezer, a window overlooking the garden and a door providing access to the rear garden.

Inner Hallway

The inner hallway has a built-in storage cupboard which houses the boiler and access is provided to the double bedroom and the shower room.

Double Bedroom

9' 2" x 11' 1" (2.79m x 3.38m)

The double bedroom is a good size with laminate flooring, a window overlooking the rear garden and benefits from a built-in double wardrobe.

Shower Room

5' 3" x 7' 2" (1.60m x 2.18m)

The modern shower room has a vanity sink unit, W.C and a separate shower enclosure with an electric shower. There is an opaque window to the side, vinyl flooring and a chrome heated towel rail.

Heating & Glazing

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

Gardens

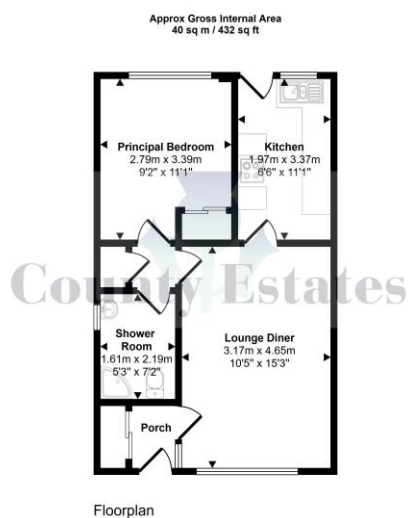
The private front garden is easily maintained with stone chips, shrubs and a paved seating area. Stairs to the side give access to the front door entrance. The fully enclosed rear garden has a timber decked patio area and wooden garden shed. Steps leading to a further section with grass and trees with a wooden summerhouse which has a multi-fuel stove.

Driveway & Carport

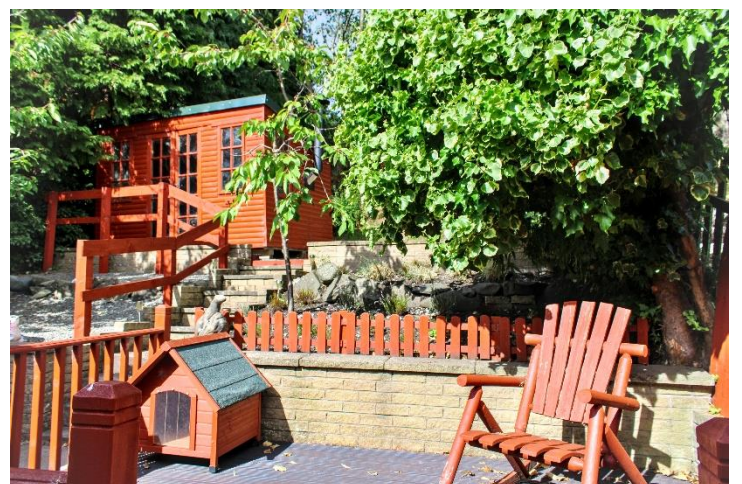
The property benefits from a driveway to the side providing off-street parking for approx. 3/4 vehicles and leads to the carport.

Included Extras

Included in the sale of the property are all carpets and floor coverings, light fittings, curtain poles and blinds. The free-standing electric cooker, the washing machine and the fridge/fridge in the kitchen. The wooden shed and wooden summerhouse with multi-fuel stove in the rear garden.



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.



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.