



**BEAUTIFULLY PRESENTED TRADITIONAL
UPPER FLOOR FLAT**

SEPARATE DINING ROOM

TWO DOUBLE BEDROOMS

TOWN CENTRE LOCATION

SPACIOUS LOUNGE

FITTED KITCHEN

LARGE SHOWER ROOM

COMMUNAL GARDEN AREA



60B Mar Street
Alloa, FK10 1HR

Offers Over £108,000

Entrance

Access is to the front of the property via a black communal door leading to the private entrance which is to the rear of the property, through another secure door and then via stairs to the property's private entrance.

Private Entrance

Access to the property via white UPVC door. The property also benefits from two large storage cupboards on the upper level outside the flat's private door.

Entrance Hallway

The inviting entrance hallway features elegant hardwood flooring providing seamless access to all areas of the accommodation, also benefiting from a large built in storage cupboard.

Lounge

17' 2" x 14' 9" (5.23m x 4.49m)

The bright and spacious lounge with views of the rear garden through a large window that provides the space with lots of natural light. A wall-mounted fire serves as a focal point, complemented by the carpeted flooring. The lounge has access into the separate dining room through wooden double doors.

Dining Room

11' 8" x 10' 2" (3.55m x 3.10m)

Fully carpeted large dining room with a double-glazed window overlooking the front of the property with convenient access into the kitchen and lounge.

Kitchen

9' 2" x 10' 7" (2.79m x 3.22m)

The kitchen features tiled flooring throughout, complemented by a large window that offers views to the front of the property. It is equipped with stylish wooden wall and base units, paired with contrasting worktops. The kitchen boasts a built-in oven and a separate, integrated gas hob. Additionally, it includes a built-in washing machine and an integrated dishwasher.

Principal Bedroom

12' 6" x 11' 8" (3.81m x 3.55m)

Generous size principal bedroom overlooking the front of the property with carpeted flooring, large fitted wardrobe with rails and two additional storage cupboards. This room also has ample space for additional free standing furniture.

GROUND FLOOR



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Shower Room

9' 4" x 4' 10" (2.84m x 1.47m)

Fully tiled modern family shower room with white wash hand basin, w.c and separate walk in shower enclosure.

Bedroom Two

12' 10" x 8' 1" (3.91m x 2.46m)

Bedroom two offers laminate flooring and a window over looking the side of the property.

Garden

The property features a practical communal garden area designated for drying clothes and includes a shed, offering additional space for personal items.

Heating and 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 and floor coverings, blinds, curtains and curtain poles. Also included in the sale of the property are the built-in oven and intergrated gas hob, built-in washing machine, and the intergrated dishwasher. Included in the sale is the shed in the garden.

Negotiable extras

Two sofa's in lounge, Dining room table and chairs, Bed frame in principal bedroom and day bed in bedroom two.



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.