



17, Drummore Court,
Alva, Clackmannanshire FK12 5LF

Offers Over £224,000

County Estates are delighted to bring to the market this modern three bed semi-detached villa situated within the village of Alva, affording excellent views of the Ochil Hills and close proximity to Cochrane Park.

This property comprises of; Entrance hallway, downstairs W.C, bright and spacious living room and an open plan kitchen/dining area. Located on the upper level are three double bedrooms and a family bathroom. This property benefits from a double driveway to the rear and fully enclosed front and rear gardens. The property offers spectacular views of the Ochil Hills.

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 (cochrane park), Alva Golf Course and the Mill Trail Visitors Centre. 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

Access to the property is via a white UPVC door with glazed panels leading to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway gives access to the w.c, lounge, dining kitchen and staircase to the upper level.

Downstairs W.C

4' 2" x 9' 6" (1.28m x 2.9m)

Modern two-piece downstairs W.C part tiled with various bathroom accessories.

Lounge

12' 10" x 13' 1" (3.90m x 3.98m)

This modern spacious lounge features a large double-glazed window that offers a clear view of the front of the property and spectacular views of the Ochil Hills, allowing natural light to fill the space. The room includes a built-in storage cupboard that neatly houses the electrics and ample room for free standing furniture.

Open Plan Kitchen/Dining Area

9' 2" x 16' 11" (2.80m x 5.15m)

The space features an open-plan kitchen and dining area with a modern aesthetic. The kitchen is equipped with white high-gloss wall and base units complemented by contrasting worktops, creating a sleek and contemporary look. Included in the kitchen is a built-in oven, gas hob and overhead extractor hood, undercounter washer/dryer and a free-standing fridge freezer. The dining area offers ample space for a dining table and chairs. French doors lead out to the rear garden, enhancing indoor-outdoor living and allowing plenty of natural light to fill the room.

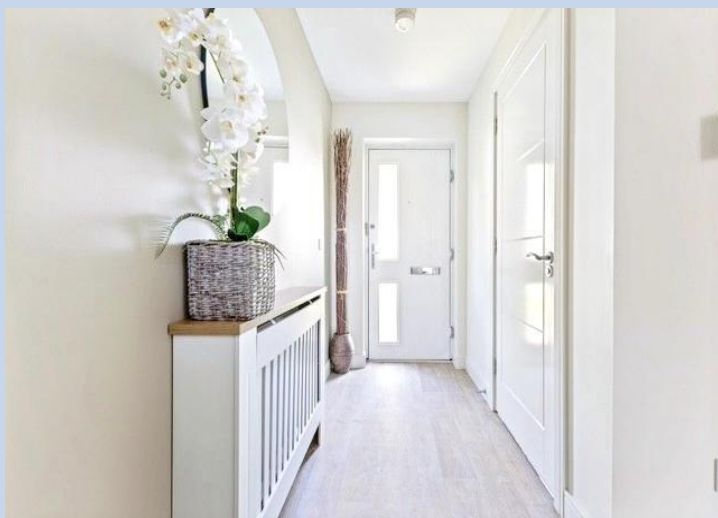
Upper Hallway

Fully carpeted upper hallway leading to all upper accommodations, including loft access.

Principal Bedroom

10' 8" x 9' 7" (3.24m x 2.91m)

Fully carpeted principal bedroom with a double-glazed window overlooking the rear of the property, this room offers built-in wardrobes with hanging rails and shelving.





Bedroom Two

9' 6" x 9' 5" (2.89m x 2.87m)

Spacious second double bedroom is fully carpeted with a double-glazed window overlooking the front of the property.

Bedroom Three

11' 5" x 8' 11" (3.48m x 2.73m)

Bedroom three is fully carpeted with a double-glazed window overlooking the front of the property offering spectacular views of the Ochill Hills.

Family Bathroom

6' 9" x 6' 9" (2.05m x 2.05m)

Part-tiled three-piece family bathroom suite with an opaque window overlooking the rear of the property, vanity sink and w.c offering ample storage and various bathroom accessories.

Gardens and Parking

Private front garden mainly laid to lawn with a paved pathway leading to the front entrance. Fully enclosed rear garden with a raised decked area for seating, mature shrubs and trees, decorative stone chips and drying green. Mono-blocked driveway to the rear of the property, suitable for up to two vehicles.

Heating and Glazing

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

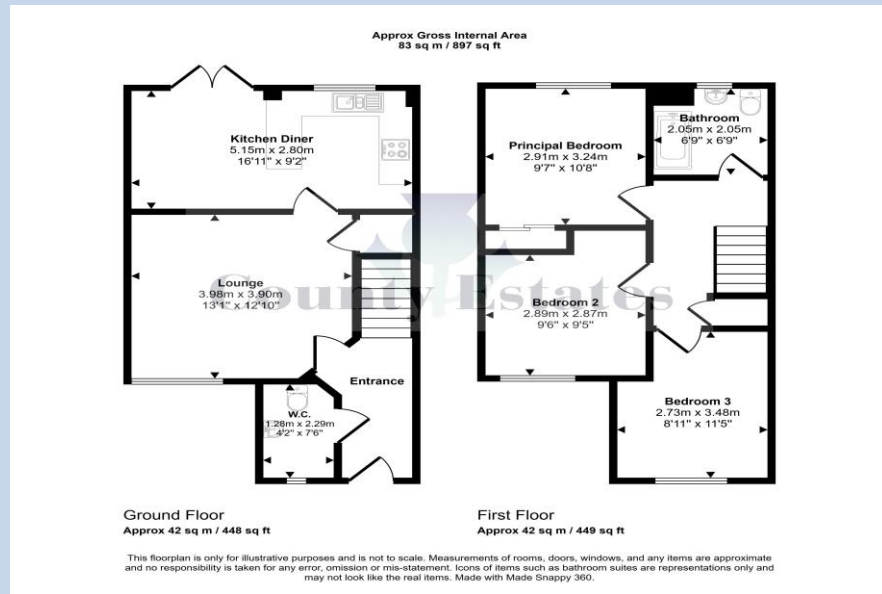
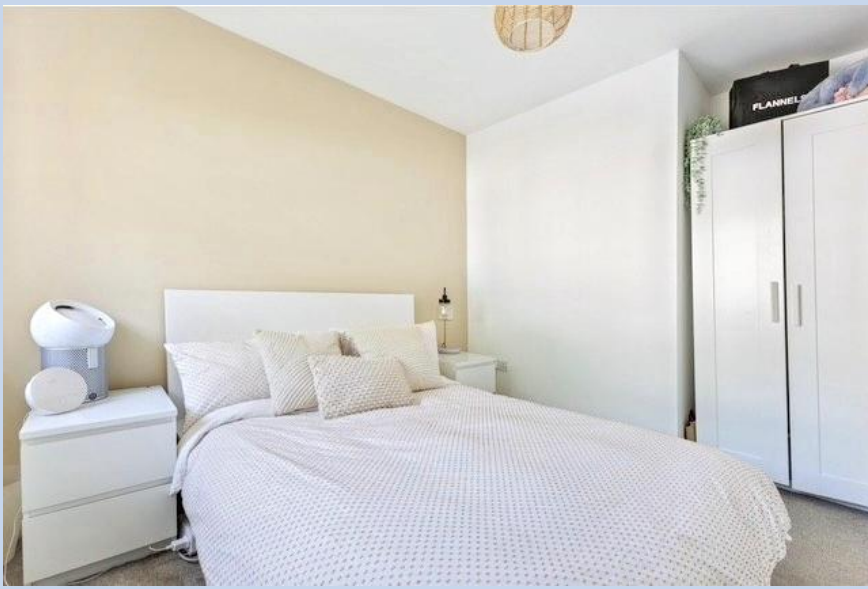
Included Extras

Included in the sale of the property are all fixtures and fittings, lights and light fittings, carpets and floor coverings, blinds, under-counter washer/dryer, free-standing freezer and a built-in oven, hob and extractor hood.

Home Report

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





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