



SEMI-DETACHED VILLA

FITTED KITCHEN

FAMILY BATHROOM

ELECTRIC HEATING/DOUBLE GLAZING

BRIGHT AND SPACIOUS LIVING ROOM

THREE BEDROOMS

PRIVATE FRONT AND REAR GARDENS

DRIVEWAY



28 Craighorn Road
Alva, FK12 5DN

Offers Over £124,000

Entrance

Access to the property is gained via a white UPVC door with decorative glazed panels.

Entrance Hallway

The entrance hallway is carpeted throughout and provides access to the living room, a large walk in cupboard and the staircase leading to the upper level. There is a side facing window.

Living Room

9' 7" x 20' 4" (2.92m x 6.19m)

The bright and spacious living room has a large window overlooking the front of the property and a window to the rear. A gas fire with a tiled surround and wooden mantle. There is space for dining furniture, access to the kitchen.

Kitchen

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

The kitchen is fully fitted with cream wall and base units with contrasting worktops, a free-standing gas cooker, free standing washing machine and a free standing fridge/freezer are included. With a tiled splash back, a window overlooking the rear garden and a door providing access to the rear garden.

Upper Hallway

The carpeted upper hallway provides access to all upper accommodation and the loft.

Principal Bedroom

11' 4" x 8' 10" (3.45m x 2.69m)

The principal bedroom is a good sized double bedroom with carpeted flooring throughout. There is a built-in storage cupboard housing the water tank, and there is a front facing window.

Bedroom Two

8' 6" x 13' 2" (2.59m x 4.01m)

Bedroom two has carpeted flooring, and ample room for free-standing furniture.

Bedroom Three

9' 6" x 8' 2" (2.89m x 2.49m)

Bedroom three is a single bedroom with rear facing window and room for free standing furniture.

Family Bathroom

5' 1" x 5' 10" (1.55m x 1.78m)

Family Bathroom has a white sink unit, w.c, bath and an over head shower. The opaque window is rear facing

Heating & Glazing

The property has an electric heating system and is double glazed.

Gardens & Driveway

The private front garden is mostly laid to lawn with a slabbed pathway leading to the front door entrance, and the borders holding roses and shrubbery. The side garden is laid to lawn. The rear garden is mainly laid to lawn with paved pathways and a garden shed. The driveway can accommodate Approx. two cars.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds and curtain poles, light fittings, bathroom accessories. Free-standing gas cooker, washing machine, and the fridge / freezer in the kitchen. The gas fire in the lounge and the garden shed. All sold as seen.



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.