County Estates

County Estates (Scotland) Ltd
16-18 Mar Street, Alloa, FK10 1HR
Phone: 01259 219800 Fax: 01259 217854
Email: admin@county-estates.net
www.county-estates.net



SEMI-DETACHED VILLA

SPACIOUS LOUNGE

SUN ROOM / GARDENS TO FRONT AND REAR

DRIVEWAY & SINGLE GARAGE

TWO DOUBLE BEDROOMS & BOXROOM

FITTED KITCHEN

FAMILY BATHROOM

GAS CENTRAL HEATING/DOUBLE GLAZING







59 The Nebit
Alva, FK12 5DH

Offers Over £133,500

Entrance
Access to the property is via a hardwood door with glazing panel. Leading to:

Entrance Hallway
Welcoming entrance hallway with under stair storage cupboard housing the electrics.

Lounge *18' 8" x 11' 5" (5.69m x 3.48m)*
Fully carpeted spacious lounge with a feature wall mounted electric fire and dual-aspect windows with stunning views of the Ochil Hills.

Kitchen *9' 11" x 9' 10" (3.02m x 2.99m)*
With a good range of light wood effect wall and base units, built-in electric oven, ceramic induction hob with an extractor fan above. Under-counter fridge and freezer, dishwasher and washing machine leading to the sun room.

Sun Room *13' 10" x 9' 9" (4.21m x 2.97m)*
Spacious sun room with tiled flooring throughout, French doors leading out to the rear garden with fantastic views of the surrounding area.

Principal Bedroom *13' 8" x 9' 0" (4.16m x 2.74m)*
Principal bedroom with double-glazed windows overlooking the front of the property with spectacular views of the Ochil Hills, this room also benefits from built-in wardrobes with hanging rails and shelving.

Bedroom Two *11' 7" x 9' 3" (3.53m x 2.82m)*
Second double bedroom with a double-glazed window overlooking the rear of the property with fantastic views of the surrounding areas. This room also benefits from built-in wardrobes and various free-standing furniture for additional storage.

Box Room 6' 1" x 5' 4" (1.85m x 1.62m)
The box room on offer has a double-glazed window overlooking the side of the property, this room can easily be utilised as a dressing room or home office.

Family Bathroom *6' 10" x 6' 0" (2.08m x 1.83m)*
The three-piece family bathroom suite is partially tiled with a W.C, wash hand basin and a separate bath with an overhead electric shower. Opaque window overlooking the rear of the property and various bathroom accessories.

Gardens
The property benefits from a fully enclosed front garden with paving slabs leading to the front door entrance. To the side of the property a wrought iron gate with mono-bloc paving leading to the rear garden. The fully enclosed, south-facing rear garden is mainly laid to lawn with mature shurbs and trees with a further paved area for seating,

Driveway and Garage
There is a tarred driveway to the rear of the property to accommodate approx two vehicles leading to a single detached garage with power.

Included Extras
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtain poles, curtains, blinds and light fitments. Built-in electric oven, ceramic induction hob with extractor fan above, under-counter fridge and freezer and dishwasher and washing machine. Various free-standing furniture and a wooden shed in the rear garden.

Heating & Glazing
The property has a gas central heating system and is fully double glazed throughout.

Home Report
To view this home report, please email us on 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.