



29, Dunmar Crescent,  
Alloa, Clackmannanshire FK10 2EJ

FIXED PRICE £249,995

County Estates are delighted to be marketing this semi-detached villa situated in the highly sought after location of Dunmar Crescent Claremont area within the town of Alloa.

This property comprises of; Entrance, entrance vestibule, lounge, two double bedrooms, wet room, open plan kitchen/dining area and conservatory completing all lower accommodation. On the upper level there are two bedrooms one of which consists of an en-suite shower room. Private gardens, a single garage, and a driveway to accommodate up to four vehicles.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### **Entrance**

Entrance via a white aluminium framed part-glazed door with co-ordinating side panel.

### **Vestibule**

Welcoming entrance vestibule fully tiled, leading to all lower accommodation.

### **Entrance Hallway**

Fully carpeted entrance hallway with a built-in storage cupboard and access to all lower accommodation.

### **Lounge 11' 6" x 12' 8" (3.50m x 3.86m)**

This spacious lounge features a fully carpeted interior, creating a warm and inviting atmosphere, complemented by a cream stone fireplace with a backing effect and an electric insert for cozy ambiance. The double-glazed window offers a clear view of the front of the property.

### **Kitchen/Diner 11' 11" x 16' 0" (3.63m x 4.87m)**

Open plan kitchen dining area with wood effect wall and base units and contrasting worktops. Integrated oven and gas hob, undercounter washing machine and free-standing fridge freezer sold as seen. This room offers ample space for a dining table and chairs.

### **Conservatory 10' 6" x 8' 10" (3.20m x 2.69m)**

Spacious conservatory with laminate flooring throughout, French doors that connect the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.

### **Principal Bedroom (Upper Level) 11' 8" x 17' 11" (3.55m x 5.46m)**

Extensive principal bedroom on the upper level, fully carpeted with ample space for free-standing furniture and access to the En-suite shower room.

### **En-Suite 7' 7" x 3' 10" (2.31m x 1.17m)**

Three-piece en-suite shower room with a w.c, sink, and shower cubicle.

### **Bedroom Two (upper level) 10' 0" x 11' 1" (3.05m x 3.38m)**

Bedroom two on the upper level is fully carpeted and can easily be utilised as a single bedroom, home office, or dressing room.





### **Bedroom Three 9' 11" x 10' 3" (3.02m x 3.12m)**

Third double bedroom fully carpeted with a double-glazed window overlooking the front of the property and built in wardrobes with hanging rails and shelving.

### **Bedroom Four 6' 6" x 10' 2" (1.98m x 3.10m)**

Bedroom four has a double-glazed window overlooking the rear of the property, is fully carpeted, and has built-in wardrobes with hanging rails and shelving.

### **Wet Room 8' 2" x 5' 4" (2.49m x 1.62m)**

Spacious wet room on the lower level with vanity sink, w.c and walk-in shower enclosure. Various bathroom accessories and an opaque window to the rear.

### **Gardens**

Private front garden with mature shrubs and trees, laid to lawn area, and a paved pathway leading to the front entrance. Fully enclosed rear garden with decorative stone chips, artificial lawn area, and various paved seating areas.

### **Driveway**

Driveway to accommodate up to four vehicles.

### **Garage**

Stone-built garage to house one vehicle with power and lighting.

### **Included Extras**

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles, built-in oven and hob, free-standing fridge freezer, under-counter washing machine and electric fire and surroundings in lounge.

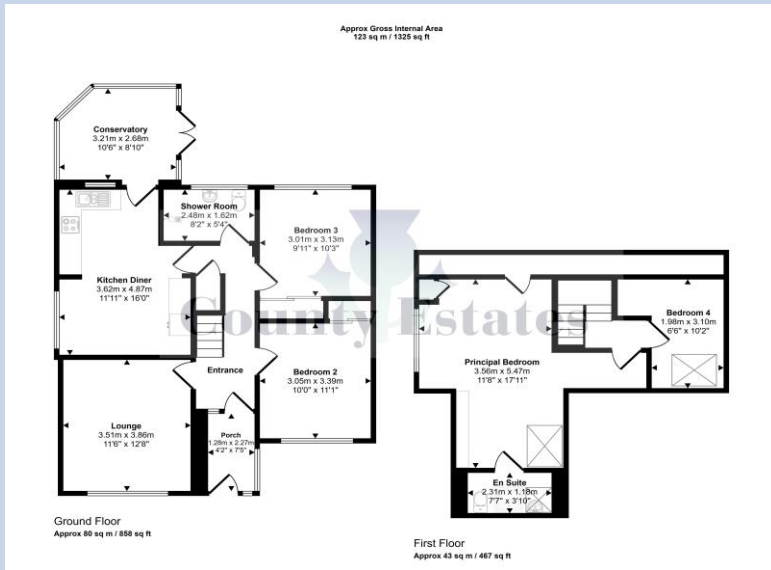


## Heating & Glazing

The property benefits from 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](mailto:admin@county-estates.net)



County Estates (Scotland) Ltd Office  
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR  
[admin@county-estates.net](mailto:admin@county-estates.net)  
[www.county-estates.net](http://www.county-estates.net)