



18, David Allan Drive,
Alloa, Clackmannanshire FK10 1AE

Offers Over £254,995

County Estates is pleased to present this stunning, beautifully maintained detached villa centrally situated in the heart of Alloa. This contemporary home is move-in ready, offering an ideal family residence with a bright and spacious lounge, a stylishly fitted kitchen and dining area, and a convenient downstairs cloakroom. Upstairs, you'll find four generously sized bedrooms, with the principal bedroom featuring an en-suite shower room, along with a modern family bathroom. The property boasts private front and rear gardens, perfect for outdoor relaxation, as well as a driveway to the side for convenient parking.

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

Access to the property is via a white composite door with opaque glazed panels and co-ordinated side panels.

Entrance Hallway

The welcoming entrance hallway has a built-in storage cupboard which houses the electrics and grey laminate flooring. Access is provided to the lounge, kitchen/diner, downstairs cloakroom and the staircase to the upper level.

Lounge

12' 8" x 16' 1" (3.86m x 4.90m)

The bright and spacious lounge is to the rear of the property with solid hardwood flooring and an under stair storage cupboard. There are French doors providing access to the rear garden and a further window overlooking the rear garden.

Dining Kitchen

27' 6" x 8' 9" (8.38m x 2.66m)

The modern dining kitchen features a good range of white wall and base units with oak effect worktops and a built-in oven with a gas hob and an integrated dishwasher. There is space for further appliances, ample room for a dining table and chairs and French doors provide direct access to the rear garden.

Downstairs Cloakroom

The downstairs cloakroom has a white wash hand basin and w.c, partially tiled with an opaque window to the front.

Upper Hallway

The carpeted upper hallway has a built-in storage cupboard and provides access to all of the upper accommodation and the loft.

Principal Bedroom

8' 11" x 8' 10" (2.72m x 2.69m)

Good size principal bedroom is to the rear of the property with carpeted flooring, built-in wardrobes and benefits from an en-suite shower room.

En-suite

The en-suite is partially tiled with a white wash hand basin, w.c and a separate shower enclosure with a thermostatic shower.





Bedroom 2

9' 0" x 9' 1" (2.74m x 2.77m)

The second double bedroom is to the front of the property with carpeted flooring and a built-in wardrobe.

Bedroom 3

8' 11" x 9' 8" (2.72m x 2.94m)

Bedroom 3 is to the front of the property with carpeted flooring, a built-in wardrobe and a further storage cupboard.

Bedroom 4

8' 7" x 8' 8" (2.61m x 2.64m)

Bedroom 4 is currently used as an office with carpeted flooring and overlooks the rear of the property.

Family Bathroom

5' 3" x 6' 9" (1.60m x 2.06m)

The modern family bathroom is partially tiled with a white three piece suite, vinyl flooring and a small opaque window to the front.

Gardens

The private front garden is mainly laid to lawn with a paved pathway and garden borders. The fully enclosed rear garden is laid to lawn with a raised decked seating area, wooden pergola and paved pathways. There is a garden shed and a further outdoor storage unit.

Driveway

The property benefits from a mono blocked driveway to the side of the property and provides off street parking for 2 vehicles.

Heating & Glazing

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

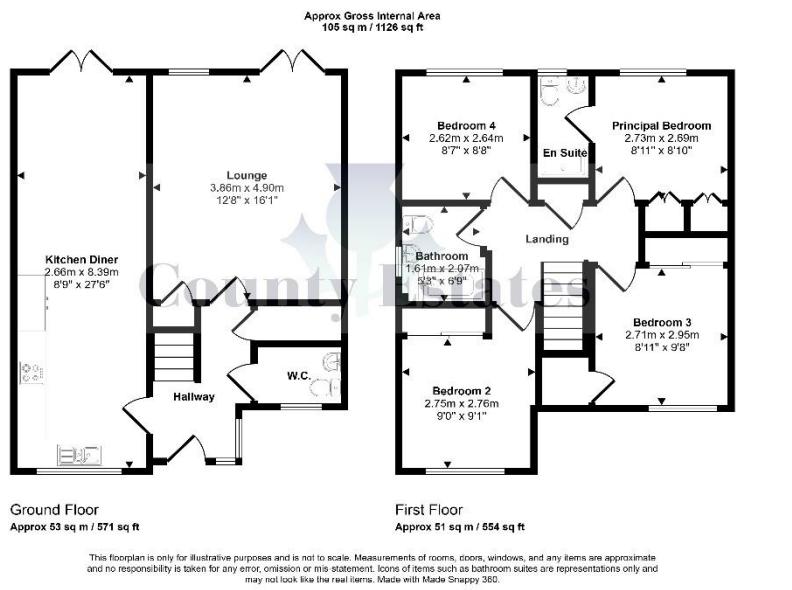


Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds and curtain poles, light fittings, bathroom accessories and the integrated dishwasher in kitchen. Also the garden shed and the outdoor storage unit.

Home Report

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



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net