



BEAUTIFULLY PRESENTED MID TERRACE VILLA

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS & BOX ROOM

CLOSE TO ALL LOCAL AMENITIES IN ALVA

FITTED KITCHEN/DINER

STYLISH FAMILY BATHROOM

GARDENS & ALLOCATED PARKING TO REAR



48 Henry Street
Alva, FK12 5LQ

Offers Over £154,000

Entrance

Access to the property is via a dark hardwood door with an opaque glazed panel.

Entrance Hallway

Welcoming entrance hallway with laminate flooring and a small cupboard housing the electrics.

Lounge

12' 2" x 14' 5" (3.71m x 4.39m)

The bright and spacious lounge has laminate flooring and a large window overlooking the front of the property with fabulous views of the Ochil Hills. There is an under-stair storage cupboard and French doors provide access to the kitchen/diner.

Kitchen/Diner

15' 10" x 9' 10" (4.82m x 2.99m)

The kitchen/diner has a good range of white high gloss wall and base units and complimentary worktops. Partially tiled with a built-in oven and gas hob and the integrated appliances include the fridge and freezer with space for a washing machine, there is a window overlooking the rear and a door leading to the rear garden. The dining area benefits from sliding patio doors and has ample room for a dining table and chairs.

Upper Hallway

The carpeted upper hallway has a built-in storage cupboard which houses the boiler and provides access to the loft.

Principal Bedroom

9' 1" x 11' 2" (2.77m x 3.40m)

The principal bedroom overlooks the front of the property with fantastic views of the Ochil Hills, carpeted flooring and a built-in double wardrobe with mirror sliding doors.

Bedroom 2

8' 6" x 9' 2" (2.59m x 2.79m)

The second double bedroom is to the rear with carpeted flooring and a double wardrobe with mirror sliding doors.

Box Room

6' 0" x 5' 5" (1.83m x 1.65m)

The box room has carpeted flooring and a built-in storage cupboard, with beautiful views of the Ochil Hills.

Family Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

The stylish family bathroom has a modern, white vanity sink unit, w.c and a bath with an electric shower overhead. Fully tiled with a tiled floor, an opaque window to the rear and a chrome heated towel rail.

Heating & Glazing

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

Gardens

The private front garden is easily maintained with stone chips and a mono blocked pathway leading to the front door entrance. The fully enclosed rear garden enjoys a south facing aspect and is easily maintained with paving slabs, stone chipped borders and a wooden garden shed.

Parking

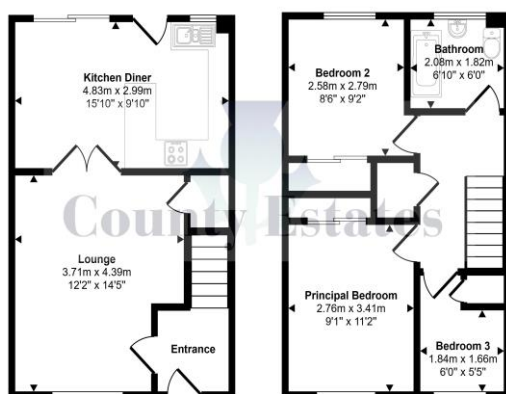
The property benefits from an allocated parking space to the rear and on-street parking to the front.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtain poles and various light fittings. Built-in oven and hob, Integrated fridge and freezer in the kitchen and the shed in rear garden.



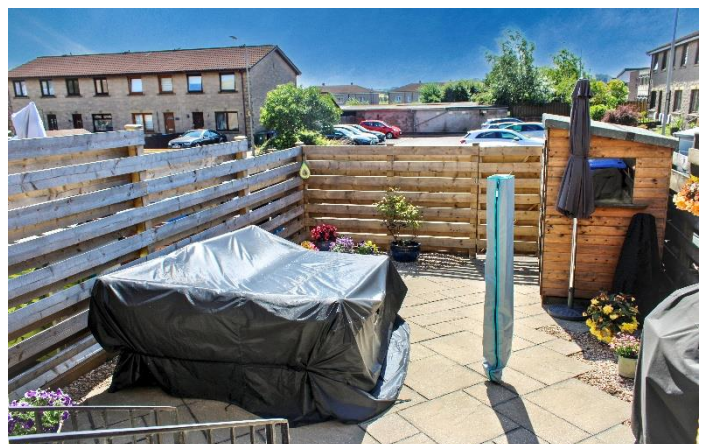
Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.