



3, Cowden Park,
Alloa, Clackmannanshire FK10 2AY

Offers Over £369,500

Traditional Detached Villa set in a desirable area within the town of Alloa.

The property comprises of; Entrance vestibule, welcoming entrance hallway, snug/single bedroom, double bedroom, split-level lounge, sep W.C and a modern spacious kitchen dining area. On the upper level there are two double bedrooms (principal en-suite) and a family bathroom. This property benefits from private beautifully maintained gardens with a single garage and driveway to house 3/4 vehicles.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including a post office, banks, supermarkets, a variety of high street shops and a health centre. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and a Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools. Closely linked to the road and recently re-opened 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 UPVC decorative glazed door with a side coordinating panel.

Vestibule

Spacious vestibule with laminate flooring throughout leading to:

Entrance Hallway

Extensive welcoming entrance hallway with maple (hardwood) flooring throughout leading to;

snug/single bedroom

6' 7" x 12' 10" (2.00m x 3.91m)

Snug/single bedroom with maple (hardwood) flooring throughout with double-glazed windows overlooking the front and side of the property.

Bedroom Three

17' 7" x 8' 3" (5.36m x 2.52m)

Spacious third double bedroom with maple (hardwood flooring) throughout, double-glazed window overlooking the side of the property with built-in wardrobes with hanging rails and shelving.

Lounge

19' 6" x 13' 0" (5.95m x 3.95m)

This split-level lounge features a spacious design with a combination of maple (hardwood) flooring and carpeting throughout the space. It includes a large built-in storage cupboard, providing ample storage options while maintaining a clean and organized appearance. This room is enhanced by French doors that seamlessly connect the room to the rear garden, creating a bright, airy space ideal for relaxation or outdoor access.

W.C

6' 4" x 4' 6" (1.94m x 1.36m)

Spacious two-piece downstairs W.C with various bathroom accessories.

Kitchen/Dining Area

19' 9" x 13' 5" (6.02m x 4.10m)

The bright and spacious modern kitchen/dining room features maple (hardwood) flooring throughout, beautifully fitted with beige wall and base units complemented by contrasting worktops. This room benefits from double-glazed windows overlooking the front and rear of the property, built-in double ovens and an integrated washing machine and dishwasher. This room offers ample space for a large dining table and chairs and free-standing furniture. An additional side door provides convenient access to the garden as well.





Principal Bedroom (Upper Level)

13' 8" x 11' 1" (4.16m x 3.39m)

An extensive principal bedroom fully carpeted with windows overlooking the front and rear of the property, built-in wardrobes with hanging rails and shelving leading to the En-suite shower room.

En-Suite

6' 9" x 5' 10" (2.05m x 1.77m)

Three-piece en-suite shower room with a fully enclosed shower cubicle, separate sink and w.c, various bathroom accessories and a veluux window overlooking the front of the property.

Family Bathroom (Upper Level)

6' 9" x 6' 7" (2.05m x 2.01m)

The stylish family bathroom is beautifully tiled, exuding contemporary elegance. It features a bath, W.C. and wash hand basin and a Velux window to the front, ensuring privacy while allowing natural light to fill the space

Bedroom Two (Upper Level)

11' 3" x 11' 1" (3.42m x 3.39m)

Fully carpeted second double bedroom with a double-glazed window overlooking the front of the property, built-in wardrobes with hanging rails and shelving this room offers ample room for free-standing furniture.

Heating & Glazing

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

Gardens

The property is nestled in a stunning raised plot with beautiful views of the surrounding areas, featuring a meticulously maintained private gardens with a lush lawn, vibrant plants, and shrubs. Ample seating areas are thoughtfully positioned.

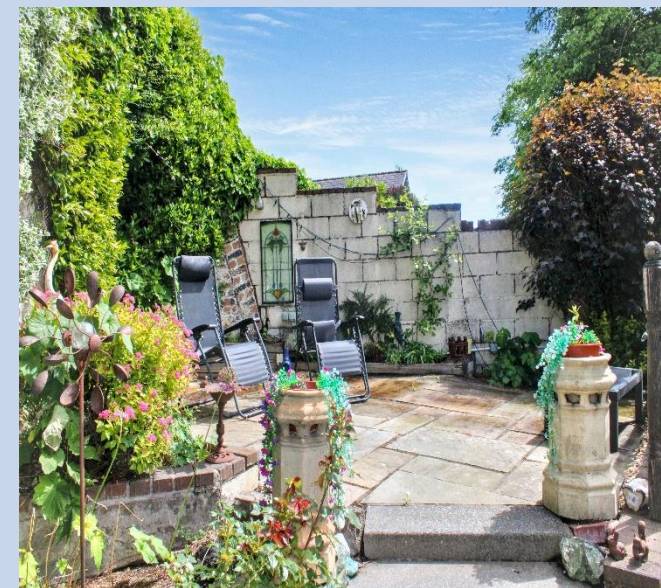
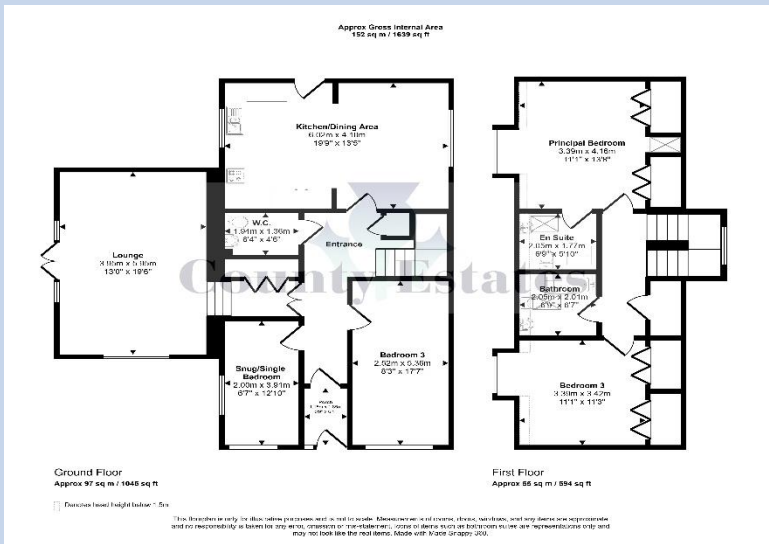
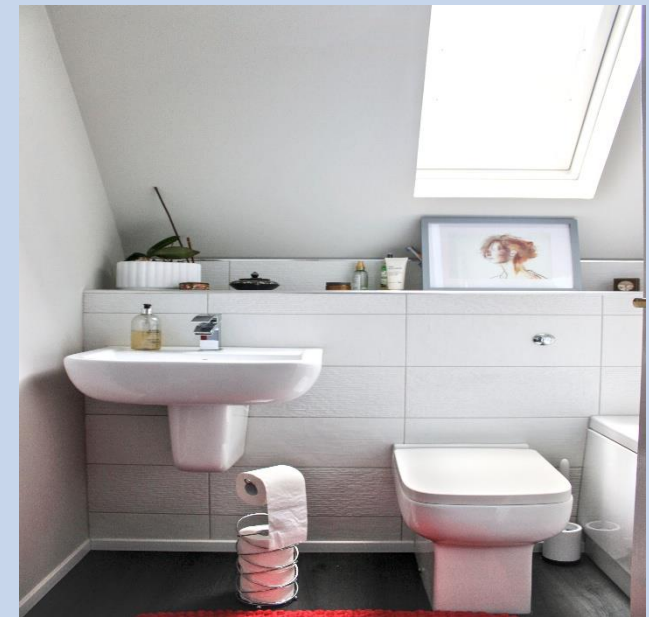


Driveway/ Garage

The property features a single garage with a large driveway providing parking for Approx. 3/4 vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. Integrated fridge/freezer, washing machine, dishwasher, and built-in ovens and hob.



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