



43, Hill Street,
Alloa, Clackmannanshire FK10 2BH

Offers Over £269,995

County Estates are delighted to bring to the market this three bedroom detached cottage situated in Alloa.

The property comprises an entrance vestibule, an entrance hallway leading to the lounge, principal bedroom, en-suite, living/dining room, and kitchen. The accommodation continues onto the second level, where you can find the two additional bedrooms and the family bathroom. Additionally, the property benefits from a low-maintenance front garden and a beautifully presented enclosed rear garden and a large driveway and garage.

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 to the property is via, green storm doors which provide access to the entrance hallway via a fully glazed door.

Entrance Hallway

The bright entrance hallway is carpeted throughout and houses a small cupboard under the stairs.

Lounge

12' 4" x 15' 0" (3.76m x 4.57m)

The bright and spacious lounge features a large bay window at the front of the property, allowing for natural light. An alcove provides convenient access to a small storage cupboard, while a wall-mounted electric fireplace adds warmth to the space.

Principle Bedroom

11' 2" x 10' 3" (3.40m x 3.12m)

The principal bedroom is fully carpeted throughout. It features ample storage with built-in overhead bedroom furniture. A large window overlooks the rear of the property, filling the room with natural light. There is space for freestanding furniture, making it a versatile space. Additionally, the principal bedroom provides access to an en-suite, adding to its convenience.

En-suite

8' 3" x 9' 4" (2.51m x 2.84m)

The en-suite shower room features partial wet wall and wood panelling. A marble effect vanity sink unit offers ample storage with cupboards beneath. The room is equipped with a shower cubicle and a toilet, while a opaque window to the rear ensures privacy while allowing natural light to brighten the space. Additionally, a convenient large storage cupboard provides extra organisation.

Lounge/Dining area

12' 4" x 23' 10" (3.76m x 7.26m)

The open-plan lounge and dining room boasts a large front-facing window, which fills the space with natural light and also features additional storage below. The room has a gas fire with a light stone-effect surround. There is ample space for freestanding furniture, offering versatility, while an additional patio door in the dining area offers direct access to the rear garden.





Kitchen

6' 8" x 16' 1" (2.03m x 4.90m)

The kitchen features partial backsplash on the walls and stone-effect marble tile flooring throughout. It boasts grey high-gloss wall and base units that have built in gas hob, oven, and microwave, complemented by grey marble effect worktops that extend into the backsplash for a cohesive look. The space also includes a convenient washing machine and dishwasher, along with an fridge freezer. A breakfast bar provides additional dining space, while a half glazed door opens to the rear garden, bringing in natural light.

Upper Hallway

The upper hallway is fully carpeted throughout and has a small built in storage cupboard.

Family Bathroom

9' 1" x 6' 11" (2.77m x 2.11m)

The family bathroom features dark wood parquet flooring throughout, complemented by wall tiles. It includes a bath with an overhead gas shower for versatile options, a sink with a mirror above, a convenient small shelf for essentials, and a toilet. An additional built-in storage cupboard with shelving provides ample space, enhancing organisation. There is also a small opaque window to the front.



Bedroom 2

11' 8" x 14' 11" (3.55m x 4.54m)

The second bedroom is fully carpeted throughout. It features a spacious bay window that offers a view of the front of the property, with a practical storage compartment built into the window for added convenience. The room also includes a large storage cupboard, providing ample space for essentials, and there is plenty of room for free-standing furniture.

Bedroom 3

9' 3" x 15' 7" (2.82m x 4.75m)

The third bedroom is fully carpeted throughout. It features a charming bay window that offers views of the front of the property, filling the room with natural light. The space is enhanced by two built-in storage cupboards with hanging rails, providing practical storage solutions. Additionally, there is plenty of room for free-standing furniture.

Gardens and Parking

The fully enclosed rear garden features a spacious mono block patio that extends to the garage, providing a durable outdoor space. Adjacent to this is a grass area with mature shrubs and plants. A paved pathway through the garden leads to the summer house, while a separate paved area hosts a greenhouse. The front garden boasts a low-maintenance stone chip area, complemented by a paved pathway leading to the front door. There is a mono blocked driveway to the side of the property which leads to the single detached garage and provides off-street parking for approx. 2 vehicles.

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. The integrated gas cooker and hob, microwave, washing machine, dishwasher and fridge freezer. Also included is the summer house and greenhouse in the rear garden.

Heating & Glazing

This property benefits from gas central heating and double glazing throughout.

