



WELL PRESENTED END OF TERRACE VILLA

FITTED KITCHEN

FAMILY SHOWER ROOM

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

FULLY ENCLOSED REAR GARDEN



25 Caroline Crescent
Alva, FK12 5BU

Offers Over £139,500

Entrance

Entrance is via a white opaque glazed UPVC door leading to the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with laminate flooring. Access is given to the lounge and staircase to the upper level.

Lounge

12' 6" x 14' 5" (3.81m x 4.39m)

Bright and spacious carpeted lounge overlooking the front of the property with double glazed window. Access is provided to kitchen.

Kitchen

16' 6" x 6' 9" (5.03m x 2.06m)

Fully fitted kitchen with a good range of white wall and base units with grey marble effect worktops, partially tiled splash back and laminate flooring. Included within the kitchen; built in electric hob, oven and extractor hood above, free standing washing machine and fridge/freezer. Double glazed window to rear with lovely views of the Ochil hills and back door providing access to the rear garden.

Upper Hallway

Bright fully carpeted upper hallway giving access to all upper accommodation and loft space.

Principal Bedroom

12' 11" x 10' 10" (3.93m x 3.30m)

Good sized carpeted principal bedroom with double glazed window overlooking the front of property and two built in storage cupboards and fitted wardrobes.

Bedroom Two

9' 7" x 10' 4" (2.92m x 3.15m)

Bright second double bedroom fully carpeted with a double-glazed window overlooking the rear of the property with fantastic views of the Ochil Hills. This bedroom offers ample space for free standing furniture.

Shower Room

6' 2" x 5' 2" (1.88m x 1.57m)

The shower room is tiled with wet wall panelling, vinyl flooring, a wash hand basin, w.c and a walk in shower enclosure with an thermostatic shower. There is an opaque window to the rear and vinyl flooring.

Gardens

Private front garden which is easily maintained with decorative stone chips and paving slabs. A gate provides access to the rear garden. Fully enclosed rear garden has been designed with ease of maintenance with decorative stone chips, a number of paved seating areas and a garden area with mature plants and shrubs. The property also benefits from a brick built outhouse for storage and has lovely views of the Ochil hills.

Heating and Glazing

This property has gas central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds, curtain poles, various light fittings, built in electric oven and hob, free standing fridge freezer, washing machine, fitted wardrobes and fire and fireplace.



Ground Floor
Approx 35 sq m / 382 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.

