



MID TERRACED VILLA

W.C

CONSERVATORY

BRIGHT & SPACIOUS LIVING ROOM

FITTED KITCHEN

TWO DOUBLE BEDROOMS

FAMILY SHOWER ROOM

FRONT & REAR GARDENS



12 Mull Court
Alloa, FK10 1DE

Offers Over £98,000

Entrance

Entrance to the property is via a white UPVC door with opaque panels, leading to the vestibule.

Entrance Vestibule

The vestibule has a window to the front of the property, with laminate flooring throughout. The vestibule provides access to the W.C. and leads to the entrance hallway.

W.C

The W.C. is fully tiled throughout, fitted with a wash hand basin and toilet.

Entrance Hallway

The hallway has laminate flooring throughout and features a large walk-in cupboard and an additional built-in storage cupboard, provides access to the kitchen and the staircase to the upper level.

Kitchen

12' 3" x 8' 0" (3.73m x 2.44m)

The kitchen features blue wall and base units with complementary worktops. It is equipped with a free-standing cooker, fridge freezer, and an integrated dishwasher. The kitchen benefits from a breakfast bar area and a large window overlooking the rear garden. Additionally, a door provides access to the conservatory.

Conservatory

12' 1" x 6' 4" (3.68m x 1.93m)

The conservatory over looks the rear garden with laminate flooring throughout and a built-in storage cupboard which houses the washing machine. A door provides direct access to the rear garden.

Living Room

11' 6" x 16' 10" (3.50m x 5.13m)

The bright and spacious living room is carpeted throughout with windows overlooking the front and rear of the property. The room benefits from a shelved alcove, for added storage, and a decorative fireplace with wooden surround.

Upper Hallway

The upper hallway is carpeted throughout with a window to the front of the property. Benefitting from a built-in storage cupboard and access to the loft area.

Principal Bedroom

13' 4" x 11' 2" (4.06m x 3.40m)

The principal bedroom is a generous size, carpeted throughout with a window overlooking the rear of the property. It features built-in wardrobes, and a further dressing area with wardrobes.

Bedroom Two

10' 4" x 10' 4" (3.15m x 3.15m)

The second double bedroom also overlooks the rear of the property with carpets throughout. Ample room for free-standing furniture.

Family Shower Room

6' 1" x 6' 4" (1.85m x 1.93m)

The family shower room is fully tiled throughout, fitted with a vanity sink unit, W.C, and an electric corner shower. An opaque window overlooks the front of the property.

Heating & Glazing

The property benefits from gas central heating and double glazing.

Gardens & Parking

The front garden is fully enclosed, easily maintainable with paving slabs and decorative stone chips. The rear garden is fully enclosed benefitting from a small lawn area, paved seating section and a wooden shed with electrics throughout. Access to the rear garden can be gained via the white UPVC door in the conservatory. There is on street parking to the front of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains (excluding the curtains in bedroom 2) and curtain poles. Also included in the sale is the free-standing cooker, fridge freezer, washing machine and integrated dishwasher. Also



Approx Gross Internal Area
88 sq m / 946 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.