



MID TERRACED COTTAGE

OPEN PLAN KITCHEN/DINER

FAMILY BATHROOM

PRIVATE GARDENS TO THE FRONT & REAR

BRIGHT AND SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING/DOUBLE GLAZING

PARKING TO THE REAR



20 Whins Road
Alloa, FK10 3RE

Offers Over £118,500

Entrance

Access to the property is via a dark wood effect UPVC door with a decorative glazed panel.

Entrance Vestibule

The entrance vestibule has laminate flooring and a further glazed door that provides access to the hallway.

Entrance Hallway

The entrance hallway continues with the laminate flooring and provides access to the lounge, bedroom two and the staircase to the upper level.

Downstairs Bedroom/ Office

10' 1" x 10' 0" (3.07m x 3.05m)

Bedroom two is located on the ground floor and overlooks the front of the property, currently being utilised as an office with laminate flooring and two large wardrobes.

Lounge

14' 2" x 11' 9" (4.31m x 3.58m)

The bright and spacious lounge is open plan to the kitchen/diner with laminate flooring and has ample room for free-standing furniture.

Kitchen/Diner

13' 11" x 8' 8" (4.24m x 2.64m)

The kitchen/diner is open plan to the lounge and has a good range of modern, grey high gloss wall and base units with contrasting black worktops. The integrated appliances include a fridge/freezer, dishwasher and a washing machine. There are two windows overlooking the rear garden, a Velux window provides further natural light and a door provides access to the rear garden.

Upper Hallway

The carpeted upper hallway has a window overlooking the rear with a built-in storage cupboard which houses the recently installed boiler and provides access to the loft.

Principal Bedroom

12' 0" x 9' 9" (3.65m x 2.97m)

The principal bedroom is a good size double bedroom which overlooks the front of the property, with carpeted flooring and benefits from a large built-in wardrobe and has ample room for free-standing furniture.

Family Bathroom

8' 6" x 8' 0" (2.59m x 2.44m)

The family bathroom has a white three piece suite with a separate shower enclosure and a thermostatic shower. Partially tiled with a tiled floor and a Velux window.

Heating & Glazing

The property benefits from a gas central heating system (with a recently fitted boiler) and is fully double glazed throughout.

Gardens

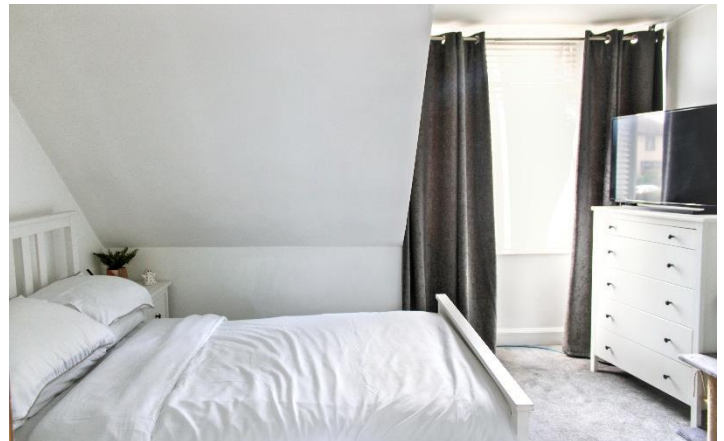
The property benefits from a small private front garden and a lovely fully enclosed rear garden which is easily maintained with decorative stone chips and raised garden planters.

Parking

There is off-street parking to the rear of the property.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds and curtains. The integrated appliances in the kitchen include the fridge/freezer, the washing machine and the dishwasher and the two wardrobes in the downstairs bedroom.



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.