



SPACIOUS MID-TERRACED VILLA

REQUIRING UPGRADING & MODERNISATION

GENEROUS SIZE LOUNGE

FITTED KITCHEN

TWO GOOD SIZED DOUBLE BEDROOMS

SHOWER ROOM

GARDENS & A PARKING SPACE TO REAR

GAS CENTRAL HEATING/DOUBLE GLAZING



6 The Wynd
Alva, FK12 5LP

Offers Over £114,500

Entrance

Access to the property is via a fully glazed UPVC door, leading to:

Entrance Hallway

The entrance hallway benefits from an under-stair storage cupboard and a further small cupboard which houses the electrics. Access is provided to the lounge and the kitchen.

Lounge

20' 1" x 10' 6" (6.12m x 3.20m)

The spacious lounge has a large window overlooking the front of the property with views towards the Ochil Hills and a further window overlooking the rear. There is a shelved alcove and an electric fire with a fireplace.

Fitted Kitchen

9' 11" x 7' 9" (3.02m x 2.36m)

The fitted kitchen has a range of green wall and base units with complimentary worktops and a free-standing electric cooker. There is a washing machine and a fridge freezer, vinyl flooring and a door providing access to the rear garden.

Upper Hallway

The carpeted upper hallway has a large window overlooking the front with stunning views towards the Ochil Hills and a built-in storage cupboard. Access is provided to the two double bedrooms and the bathroom.

Principal Bedroom

11' 4" x 11' 10" (3.45m x 3.60m)

The principal bedroom is a good size double bedroom overlooking the front with lovely views, carpeted flooring and ample room for free-standing furniture.

Bedroom 2

8' 2" x 10' 10" (2.49m x 3.30m)

The second double bedroom is a good size double overlooking the rear with fitted wardrobes and carpeted flooring.

Family Bathroom

5' 0" x 7' 1" (1.52m x 2.16m)

The family bathroom has a white three-piece suite with an electric shower over the bath and is fully tiled with vinyl flooring and an opaque window to the rear.

Heating & Glazing

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

Gardens

There is a private front garden which is laid with stone chips with plants and shrubs. The fully enclosed rear garden has a raised timber decked seating area and an area laid to lawn with plants and trees and a wooden garden shed.

Parking

There is a parking space to the rear.

Included Extras

Included in the sale of the property are all carpets and floor coverings, light fittings, curtains, curtain poles and blinds. The free-standing electric cooker, the washing machine and the fridge/freezer (all appliances are sold as seen) in the kitchen. The wooden shed in the rear garden.

Home Report

To view this home report, please email us on admin@county-estates.net



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan comparisons, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of sale. Made with Metagen 12/2021



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.