



**SPACIOUS FIRST FLOOR FLAT**

**FITTED KITCHEN**

**FAMILY BATHROOM**

**BRIGHT LOUNGE WITH VIEWS TOWARDS THE OCHIL HILLS**

**DOUBLE BEDROOM**

**PRIVATE PARKING TO THE REAR**



**63c Stirling Street  
Alva, FK12 5ED**

**OFFERS OVER  
£75,000**

## Entrance

Access is to the rear of the property via a secure door entry system with stairs leading to the private entrance.

## Private Entrance

Access to the private entrance is via a hardwood door with opaque glazed panel.

### Bedroom

10' 8" x 7' 11" (3.25m x 2.41m)

The double bedroom overlooks the rear of the property and benefits from a built-in wardrobe, laminate flooring and has ample room for free-standing furniture.

### Kitchen

12' 2" x 6' 8" (3.71m x 2.03m)

The fully fitted kitchen is partially tiled and has a good range of oak effect wall and base units with contrasting worktops and a built-in oven with a ceramic hob. The integrated appliances include a washing machine, dishwasher and an under counter fridge and freezer. There is a built-in storage cupboard which houses the hot water tank and beech effect laminate flooring.

### Bathroom

9' 2" x 5' 4" (2.79m x 1.62m)

The bathroom has a white three piece suite and a separate shower enclosure with an electric shower. Fully tiled with vinyl flooring, an opaque window to the side and chrome bathroom accessories.

### Lounge

13' 9" x 9' 7" (4.19m x 2.92m)

The bright and spacious lounge has two windows overlooking the front of the property with lovely views towards the Ochil Hills, with laminate flooring and an electric fire with a stone effect fireplace.

## Heating & Glazing

The property benefits from an electric heating system and is fully double glazed throughout.

## Parking

The property benefits from a private rear parking area with an allocated parking space.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings and light fittings. Integrated kitchen appliances, including the built-in oven and ceramic hob, washing machine, dishwasher, under-counter fridge and freezer and the electric fire in the lounge.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)

