



- SEMI-DETACHED VILLA IN GOOD CONDITION**
- BRIGHT AND SPACIOUS LIVING ROOM**
- FITTED KITCHEN/DINING AREA**
- FAMILY SHOWER ROOM**
- THREE DOUBLE BEDROOMS**
- PRIVATE FRONT AND REAR GARDEN**
- DRIVEWAY SUITABLE FOR TWO VEHICLES**
- GAS CENTRAL HEATING AND DOUBLE GLAZING**



9 Muirside Road
Alloa, FK10 2SP

Offers Over £163,500

Entrance

Access to the property is via a dark grey composite door with an opaque glazed panel.

Entrance Hallway

The welcoming entrance hallway features laminate flooring, with an under stair storage area and provides access to the lounge, kitchen/diner and the staircase to the upper level.

Lounge 10' 5" x 18' 1" (3.17m x 5.51m)

The bright and spacious lounge features a large window overlooking the front of the property and French doors that lead to the rear garden, with laminate flooring and a traditional log burning stove with a black slate effect hearth.

Kitchen/Diner 12' 2" x 9' 3" (3.71m x 2.82m)

The kitchen/diner has a good range of dark grey wall and base units with complimentary worktops, a free-standing gas cooker, a tiled splash-back with tile effect vinyl click flooring. There is a large window overlooking the rear garden and French doors provide access to the rear garden. Access is provided to the utility area.

Utility area 5' 9" x 8' 3" (1.75m x 2.51m)

The utility area has a built-in storage cupboard which houses the boiler, with a fridge/freezer, washing machine and a dishwasher. There is also a door leading to the side of the property.

Upper Hallway

The carpeted upper hallway provides access to all of the upper accommodation and the loft.

Principal Bedroom 12' 1" x 9' 2" (3.68m x 2.79m)

The principal bedroom is a good size double bedroom overlooking the front of the property, with carpeted flooring and benefitting from built-in wardrobes.

Bedroom 2 14' 4" x 7' 10" (4.37m x 2.39m)

Bedroom 2 is the second double bedroom to the rear with carpeted flooring and has ample room for free-standing furniture.

Bedroom 3 5' 9" x 12' 1" (1.75m x 3.68m)

Bedroom 3 overlooks the side of the property, benefitting from a built-in storage cupboard and has ample room for free-standing furniture.

Family Shower room 8' 5" x 5' 6" (2.56m x 1.68m)

The stylish family shower room has a vanity sink unit, w.c and a separate shower enclosure with an electric shower. Modern grey, wet wall panelling and tile effect click vinyl flooring, with chrome bathroom accessories and an opaque window to the rear.

Heating & glazing

This property benefits from having gas central heating and double glazing throughout.

Gardens

The property benefits from a private front garden that is laid to lawn with plants and shrubs. There is also a mono-blocked pathway that gives access to the front garden. The fully enclosed rear garden comprises of a mixture of lawn and paved seating areas. In the rear garden, there is also a large wooden shed and a greenhouse. To the side of the property, there is a convenient driveway with parking for one or two vehicles, with a gate also leading to the rear garden.

Driveway

Mono-blocked driveway to the side of the property, suitable for one to two vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, lights, light fittings, blinds, curtains and curtain poles. Also included is the free-standing cooker. The washing machine, dishwasher, fridge freezer, the chest of drawers in the office, along with the shed and out-house in the garden.

Home Report

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

