



WELL PRESENTED SEMI-DETACHED VILLA

FITTED KITCHEN

FAMILY BATHROOM

BRIGHT AND SPACIOUS LOUNGE/DINER

TWO GOOD SIZED DOUBLE BEDROOMS

GARDENS TO THE FRONT & REAR



6 Rosebank
Alloa, FK10 3NP

OFFERS OVER
£109,000

Entrance

Access to the property is via a hardwood door with a half moon glazed panel.

Entrance Hallway

The entrance hallway has carpeted flooring and benefits from a storage cupboard which houses the the electrics. Access is provided to the lounge and the staircase to the upper level.

Lounge/Diner *11' 1" x 19' 0" (3.38m x 5.79m)*

The bright and spacious lounge has a large window overlooking the front of the property and patio doors provide access to the rear garden. There is an electric fire with a mahogany fireplace, a marble effect surround and hearth and there is ample space for a dining table and chairs. Access is provided to the kitchen.

Fitted Kitchen *8' 4" x 11' 11" (2.54m x 3.63m)*

The fully fitted kitchen has a good range of light blue wall and base units with complimentary worktops, a tiled splash back and flooring, and a built-in oven and gas hob. There is a fridge/freezer, a storage cupboard and space for a washing machine, with a window overlooking the rear and a door providing access to the side of the property.

Upper Hallway

The carpeted upper hallway benefits from two windows to the side of the property and provides access to all of the upper accommodation and the loft.

Principal Bedroom *15' 1" x 9' 4" (4.59m x 2.84m)*

The generous size principal bedroom has two windows overlooking the front of the property with views towards the Ochil Hills. There is a built-in double wardrobe with mirrored sliding doors and two further storage cupboards.

Bedroom 2 *13' 0" x 9' 4" (3.96m x 2.84m)*

The second double bedroom is to the rear of the property, with carpeted flooring and two built-in storage cupboards, one of which houses the boiler.

Family Bathroom *6' 2" x 5' 10" (1.88m x 1.78m)*

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

Heating & Glazing

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

Included Extras

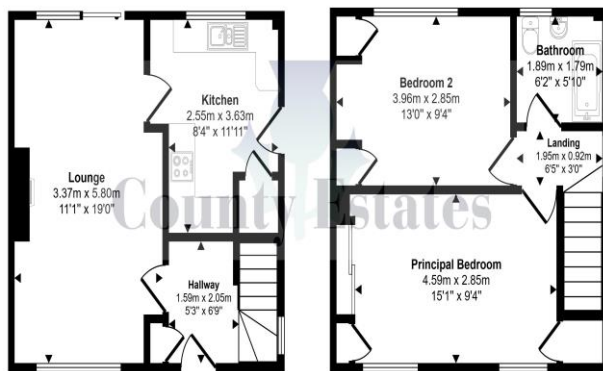
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fitments, blinds, curtains and curtain poles. The built-in oven and gas hob and the fridge/freezer in the kitchen and the electric fire and surround in the lounge. Also the two wooden garden sheds.

Gardens

The front garden is mainly laid to lawn with steps leading up to the paved pathway, providing access to the front door entrance and continuing to the rear garden. The rear garden enjoys open aspects over the fields and has been well maintained with an area laid to lawn, a paved patio and further stone chipped sections with 2 wooden garden sheds.



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 35 sq m / 380 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.