25, Redwell Place,
Alloa, Clackmannanshire FK10 2BT

OFFERS OVER £210,000

County Estates are delighted to bring to the market this three-bedroom semi-detached villa.

This property comprises of an entrance, entrance hallway, living room, dining room, kitchen, family shower room, and a single bedroom. On the upper level is located the W.C, principal and second bedroom. The property further benefits from a large rear garden and a front garden, along with a driveway and garage.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including banks, supermarkets and a variety of High Street shops. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary/secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance
Entrance to the property is gained via a fully glazed white UPVC door, leading to the entrance hallway.

Entrance Hallway
The entrance hallway is fully carpeted throughout, benefiting from a large built-in storage cupboard. The entrance hallway leads to the living room, dining room, kitchen, family bathroom, and the third bedroom.

Living Room
10' 10" x 14' 11" (3.30m x 4.54m)
The spacious living room boasts a fully carpeted floor, and a large window offers a view of the front garden. The space features an electric fireplace with a tiled mantel and hearth. With its layout, there is plenty of room to accommodate freestanding furniture. Leading to the dining room

Dining Room
12' 1" x 9' 5" (3.68m x 2.87m)
The dining room has carpeted flooring throughout with a large window overlooking the rear of the property. It provides access to the kitchen and has space for freestanding furniture.

Kitchen
15' 6" x 7' 10" (4.72m x 2.39m)
The kitchen is carpeted throughout, with a window offering views of the rear garden. The kitchen is fitted with cream wall and base units, complemented by beech-wood-effect worktops, and includes a built-in electric oven and hob. The fridge, freezer and washing machine are all under-counter, and there is additional space for an under-counter dishwasher. The kitchen provides access to the rear garden.

Downstairs Family Shower Room
8' 5" x 6' 6" (2.56m x 1.98m)
The family shower room features laminate flooring that complements the tiled and partially wet-walled walls. It is equipped with a spacious shower cubicle, a W.C., sink and a heated towel-rail. Additionally, the room benefits from a wall-mounted mirrored storage unit. There is also an opaque window overlooking the side of the property.

Bedroom Three
10' 0" x 8' 2" (3.05m x 2.49m)
The third bedroom is carpeted throughout with a window overlooking the front of the property. The bedroom benefits from a wall-fitted full-length unit with ample storage.

Upper Hallway
The upper hallway has hardwood flooring throughout and provides access to the loft. It benefits from a built-in storage cupboard that houses the water heater tank.

W.C
4' 11" x 2' 3" (1.50m x 0.69m)
The W.C is carpeted throughout, comprising of a sink and toilet.

Principal Bedroom
12' 3" x 16' 10" (3.73m x 5.13m)
The principal bedroom is fully carpeted throughout with a window overlooking the front of the property. It benefits from a built-in storage cupboard fitted with hanging rails and shelving, along with having a large free-standing wardrobe, and a chest of drawers. There is ample room for freestanding furniture.

Bedroom Two
9' 2" x 14' 4" (2.79m x 4.37m)
The second bedroom has carpeted flooring with a window overlooking the side of the property, and a free-standing wardrobe and chest of drawers. There is room for free-standing furniture.

Gardens
The property benefits from a front garden comprising of a stonechip area and a paved path leading to the front entrance. The property further benefits from a large, fully enclosed rear garden comprising of patio areas for seating and paved stone stairs leading to the large lawn area. Access to the garden can be gained via the kitchen or the paved path to the side of the property.

Driveway & Garage
The property benefits from a driveway and garage.

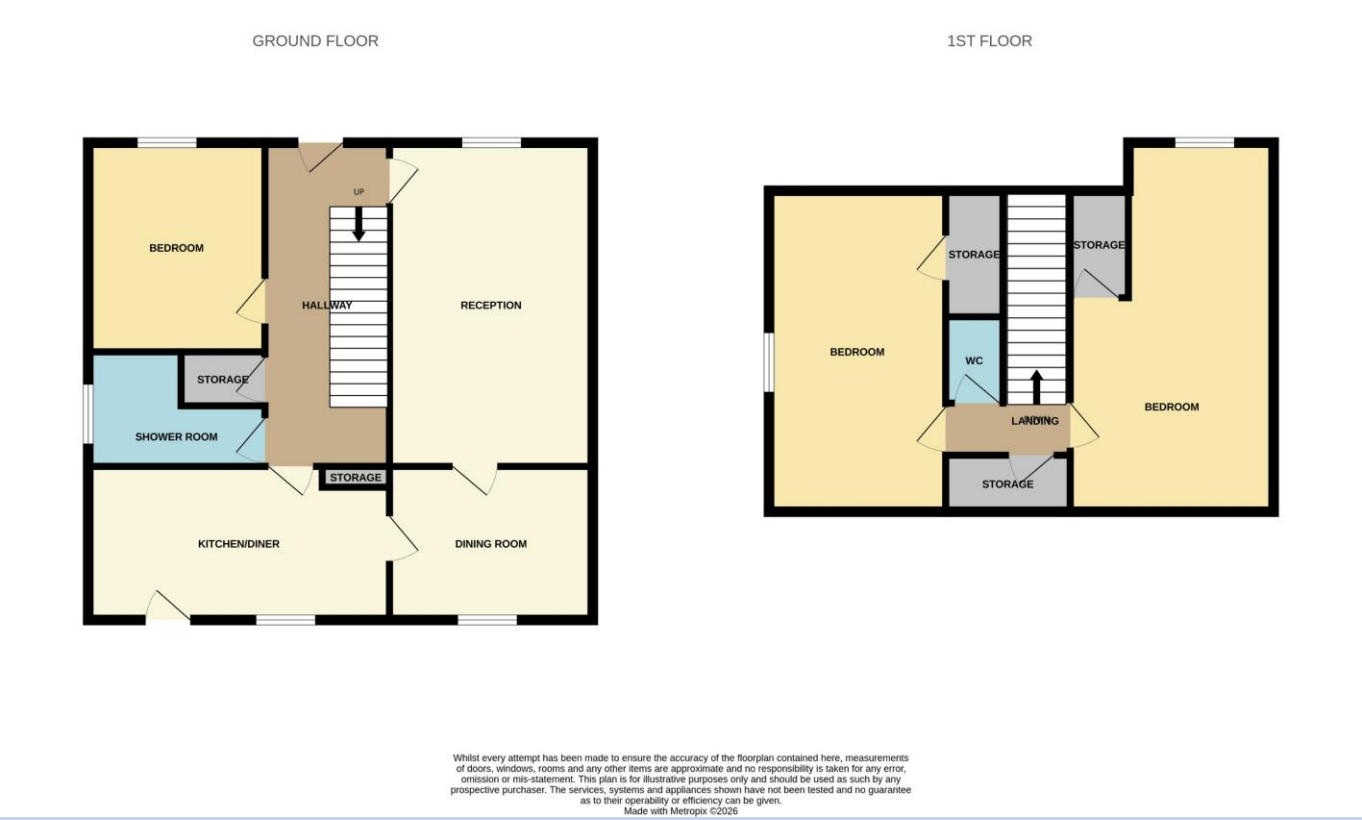
Heating & Glazing
The property has electric Fischer heating on the ground floor only and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, and curtains, and curtain poles. Built-in electric oven/hob, under-counter fridge, freezer, and washing machine. Also included is the free-standing wardrobes and chest of drawers in the principal and second bedroom.

Home Report

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



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