



58 Dickies Wells,  
Alva, Clackmannanshire FK12 5JB

Offers Over £295,000

County Estates are delighted to present to the market this beautifully presented detached villa with fantastic views, situated within the sought after village of Alva.

This spacious property comprises of: An inviting entrance hallway, a bright and spacious lounge with beautiful views, a dining room, conservatory, fitted kitchen and a downstairs W.C. On the upper level there are four good sized bedrooms and a family bathroom. The property is surrounded by beautiful landscaped gardens and benefits from a driveway and garage.

Alva is a picturesque village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a post office, banks, a variety of local shops and health centre. Leisure facilities include parks and Alva Golf Course. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

Access to the property is via a dark wood effect UPVC door with decorative glazing.

### Entrance Hallway

The welcoming entrance hallway has carpeted flooring and features a built-in storage cupboard which houses the boiler. Access is provided to the lounge, kitchen, W.C and the staircase to the upper level.

### W.C

The cloakroom is fully tiled with a wash hand basin and a W.C, there is a chrome heated towel rail and an opaque window to the side.

### Lounge

11' 9" x 21' 9" (3.58m x 6.62m)

The bright and spacious lounge overlooks the front of the property with fabulous views of the Ochil Hills and French doors leading to the dining room. There is a feature gas fire with a cream, marble surround and carpeted flooring.

### Dining Room

11' 7" x 9' 6" (3.53m x 2.89m)

The dining room overlooks the rear garden with sliding patio doors providing access to the conservatory.

### Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)

The fully fitted kitchen has a good range of oak effect wall and base units with contrasting black worktops and a built-in double oven with a ceramic hob. The integrated appliances include a fridge/freezer, a washing machine and a dishwasher. There is a window overlooking the conservatory and a door providing access to the side of the property.

### Conservatory

11' 11" x 8' 6" (3.63m x 2.59m)

The hardwood conservatory overlooks the rear garden and has French doors leading to the garden.

### Upper Hallway

The carpeted upper hallway has a window to the side and a built-in storage cupboard. Access is provided to all the upper accommodation and the loft which has been partially floored with lighting.





### Family Bathroom

5' 7" x 8' 1" (1.70m x 2.46m)

The stylish family bathroom is fully tiled with under tile electric heating, a white three piece suite and an overhead shower from the mixer taps. There is a chrome heated towel rail, an opaque window and a built-in storage cupboard.

### Principal Bedroom

10' 0" x 10' 8" (3.05m x 3.25m)

The principal bedroom is a good size double bedroom overlooking the front of the property with fantastic views, carpeted flooring and a built-in double wardrobe.

### Bedroom Two

11' 9" x 7' 9" (3.58m x 2.36m)

Second double bedroom is to the front of the property with lovely views, carpeted flooring and a single wardrobe.

### Bedroom Three

7' 5" x 11' 3" (2.26m x 3.43m)

Bedroom three is to the rear with a fitted wardrobe and carpeted flooring.

### Bedroom Four

8' 8" x 8' 0" (2.64m x 2.44m)

Bedroom four is to the rear with carpeted flooring and a built-in storage cupboard, currently used as an office.

### Gardens

The immaculate front garden is easily maintained with an area laid to lawn with mature plants and shrubs. The south facing rear garden is beautifully landscaped with a central lawn section surrounded by an array of plants and shrubs, a raised paved seating area, a fishpond and a vegetable garden. There is also a greenhouse and a shed with power and lighting.



## Driveway & Single Garage

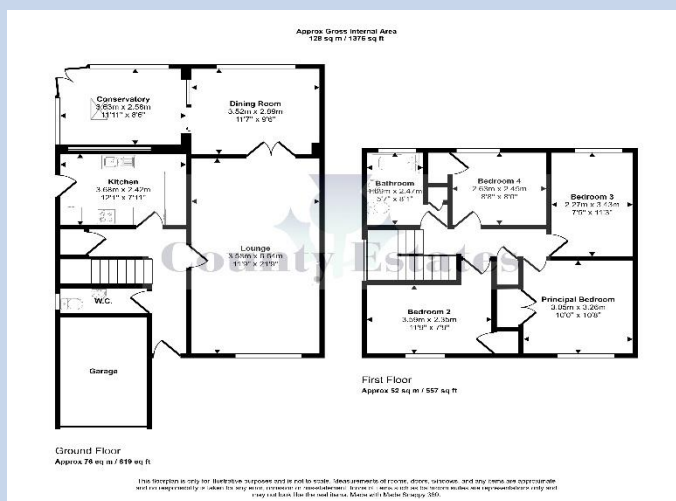
The property features a paved driveway to the front, providing off-street parking for approx. three vehicles and leads to the garage which has power and lighting. There is also an EV charging point.

## Heating and Glazing

The property has a gas central heating system and is fully double glazed throughout with the added benefit of solar panels which provide circa 50% of annual electricity usage.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, curtains and curtain poles, light fittings and bathroom accessories. The built-in double oven, the integrated appliances including the washing machine, the fridge/freezer and the dishwasher in the kitchen. The gas fire and the surround in the lounge, the garden shed and greenhouse in the garden.



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