



TRADITIONAL GROUND FLOOR FLAT

FITTED KITCHEN

SHOWER ROOM

SHARED GARDEN AREA

OPEN PLAN LOUNGE WITH LOVELY VIEWS

DOUBLE BEDROOM

GAS CENTRAL HEATING/DOUBLE GLAZING

ON STREET PARKING



21 Queen Street
Alva, FK12 5LY

Offers Over £69,995

Entrance

Access to the property is via a white UPVC door with opaque glazing, leading to:

Entrance Vestibule

 4' 0" x 5' 0" (1.22m x 1.52m)

The entrance vestibule has vinyl flooring and a further door leading to the lounge.

Lounge

 13' 6" x 8' 1" (4.11m x 2.46m)

The bright and spacious lounge which is open plan to the kitchen, features laminate flooring and two windows overlooking the front and the side of the property with lovely views of the Ochil Hills.

Fitted Kitchen

 6' 2" x 13' 9" (1.88m x 4.19m)

The fitted kitchen has a range of white wall and base units with contrasting black worktops and a built-in oven with a gas hob. The kitchen is partially tiled with laminate flooring and features a window to the front and also provides access to the bedroom and the shower room.

Principal Bedroom

 11' 8" x 8' 7" (3.55m x 2.61m)

The principal bedroom overlooks the side of the property and has beautiful views of the Ochil Hills. There is a built-in wardrobe and carpeted flooring.

Shower Room

 4' 7" x 10' 6" (1.40m x 3.20m)

The shower room has a wash hand basin, W.C and a separate shower enclosure with a thermostatic shower. There is a large storage cupboard with plumbing for a washing machine.

Heating & Glazing

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

Garden

There is a shared garden with an outbuilding, a paved seating area and a drying area.

Parking

On-street parking.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds and light fittings. The built-in oven/hob and the fridge/freezer in the kitchen.

Home Report

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



We make every attempt to ensure the accuracy of the description contained herein, measurements of areas, elevations, views and other details are approximate and not intended to be a statement of fact. The purchaser is advised to verify the accuracy of the description and measurements by visiting the property and taking measurements. The seller is not responsible for any errors or omissions. Made with Mapmaker 10/2018



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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.