

14 GREYGORAN, ALLOA FK10 3EL

HARPER & STONE
ESTATE & LETTING AGENTS





14 GREYGORAN

ALLOA, FK10 3EL

PROPERTY FEATURES

- 3 bedroom semi detached family home Circa 1980
- Approximately 86 square metres of living space
- Spacious open plan kitchen/dining room
- Beautifully presented throughout
- Modern family bathroom
- Private enclosed garden, ideal for families and pets
- Sought after location within the town of Sauchie
- Private driveway with space for multiple cars
- Early viewing advised

Harper & Stone are delighted to present to the market this impressive 3 bedroom semi detached home, ideally situated within a highly sought after residential pocket of Sauchie. Beautifully maintained and thoughtfully designed, this fantastic property offers generous accommodation over two levels, combining stylish finishes with superb practicality perfectly suited to modern family living.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner.

First Floor: Upper Hall, Principal Bedroom, Two further bedrooms and a Family Bathroom.

Upon entering, you are welcomed by a bright and spacious hallway, complete with excellent storage solutions including a full height cupboard and additional understairs storage ensuring everyday practicality is seamlessly catered for.

The lounge is a wonderfully proportioned and inviting space, centred around an electric fireplace that creates a warm and cosy focal point. Large windows allow natural light to flood the room, enhancing the bright yet comfortable atmosphere ideal for relaxing.

To the rear the contemporary kitchen and dining area forms the true heart of the home. Designed with family life in mind, this generous space offers ample worktop area and includes a standalone fridge freezer, gas hob, integrated oven and grill, as well as a Hotpoint dishwasher and washing machine. The dining area comfortably accommodates a large family table and benefits from direct access to the rear garden.

Upstairs the principal bedroom is an impressive double overlooking the front of the property and boasting triple fitted wardrobes, providing excellent storage. Bedroom Two is a spacious double room with built-in wardrobes and delightful views across the rear garden towards the picturesque Ochil Hills. Bedroom Three is a versatile single room, ideal as a nursery, dressing room or home office.

Externally the property continues to impress. A generous driveway provides off street parking for multiple vehicles. The rear garden is designed for ease of maintenance, featuring both lawn and paved areas offering the perfect balance of relaxation and entertaining space. From here attractive views towards the Ochil Hills further enhance the outdoor setting. There is a useful garden shed within the back garden ideal for further storage.



14 GREYGORAN

14 Greygoran enjoys a prime position close to Alloa town centre, offering a wide selection of shops, leisure facilities and excellent transport connections. Local schools and nearby parks make this an ideal choice for families, while convenient access to Stirling, Glasgow and Edinburgh ensures strong appeal for commuters alike.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Please note that the lounge curtains are not included in the sale. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Navigation///circulate.sourced.managed

Council Tax Band D
EER Band D

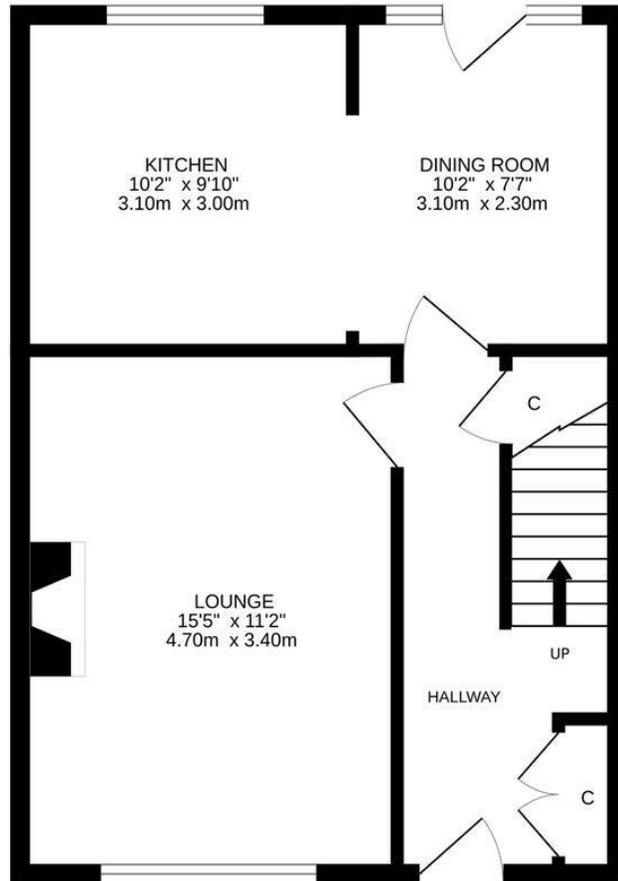
Water: Mains
Sewage: Mains
Heating: Gas

Sauchie offers a wide range of local amenities including restaurants, supermarkets, retail, schooling both primary and secondary. Close by is Alloa providing a great variety of local amenities including retail, supermarkets, restaurants and leisure activities. located in Alloa town centre is the Speirs centre which is a fantastic state of the art facility. Alloa's main historic attraction is Alloa tower, one of Scotland's largest surviving medial tower houses. The town also provides excellent education facilities with four primary schools and a secondary school. For commuters Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only short distance away.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

