



PRIMROSE PROPERTIES

**24 Grant Street
Alloa, FK10 1ND**



OFFERS OVER £189,950

Well maintained semi-detached villa situated within the popular town of Alloa.

The property comprises: entrance hallway, lounge, modern open plan kitchen/dining room, three bedrooms and family bathroom. The property is heated by a gas central heating system and is fully triple glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. A single garage to the side and driveway provides off street parking.

Alloa is a town within the county of Clackmannanshire, approximately 6 miles from the city of Stirling and 8 miles from Falkirk. Alloa is an ideal town for commuting to larger cities such as Glasgow and Edinburgh using the rail service or Clackmannanshire Bridge leading onto major motorways. The town centre has many shops, restaurants, pubs and supermarkets all within easy reach and benefits from a well serviced bus route throughout the county. There are a wide range of educational facilities with various nursery, primary and secondary schools as well as the recently refurbished college. Stirling University can be easy reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

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Entrance Hallway 5' 6" x 5' 5" (1.68m x 1.65m)

Entrance hallway with wood effect engineering flooring, standard light fitment and large double radiator. Access to lounge and stairs to upper level.

Lounge 13' 5" x 11' 8" (4.09m x 3.55m)

Spacious lounge with wood effect engineering flooring, feature light fitment and large double radiator. Large triple glazed window overlooking the front of the property. French doors give access through to the open plan kitchen/dining room.

Kitchen 10' 6" x 9' 9" (3.20m x 2.97m)

Modern kitchen fully fitted with cream glossy wall and base units. Integrated electric induction hob with electric oven below and stainless steel extractor hood above. Integrated dishwasher and automatic washing machine. Space for a free standing upright fridge freezer. Wood effect engineering flooring and feature light fitment. A white UPVC door gives access out to the rear garden. Open plan to the dining area.

Dining area 9' 4" x 7' 8" (2.84m x 2.34m)

Dining area with wood effect engineering flooring, standard light fitment and large double radiator. Space for a table and chairs. French Doors giving access out to the rear garden. Open plan to kitchen.

Bedroom 1 11' 6" x 11' 4" (3.50m x 3.45m)

Master bedroom with carpeted flooring, standard light fitment and large double radiator. Built-in fitted wardrobe. Large triple glazed window overlooking the front of the property.

Bedroom 2 11' 4" x 8' 9" (3.45m x 2.66m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in double wardrobe. Large triple glazed window to the rear of the property.

Bedroom 3 8' 4" x 7' 8" (2.54m x 2.34m)

Third bedroom with wood effect laminate flooring, standard light fitment and one double radiator. Triple glazed window to the front of the property.

Family Bathroom 7' 2" x 5' 5" (2.18m x 1.65m)

Family bathroom tiled and painted comprising of a white w.c. sink and bath with modern wall mounted rain power shower off the gas mains. Tiled flooring, circular dome light fitment and chrome heated towel rail. Opaque triple glazed window to the rear of the property.

Upper Hallway

Upper hallway with carpeted flooring and standard light fitment. Built-in airing cupboard with shelves. Triple glazed window to the side of the property. Access to bedrooms, family bathroom and attic.

Heating and Glazing

The property is heated by a gas central heating system and is fully triple glazed throughout.

Gardens

The front garden The rear garden is fully enclosed with a large slabbed patio area, an area laid to lawn and a further area with chips and large wooden shed with power and light.

Garage and Driveway

To the front and side of the property is a large driveway leading to the single garage.

Extras Included

Included in the sale of the property are all floor coverings, carpets, curtain poles, blinds, light fitments, integrated kitchen appliances, bathroom fitments and large garden shed.





Approximate Gross Internal Area
76.8 sq m / 827 sq ft

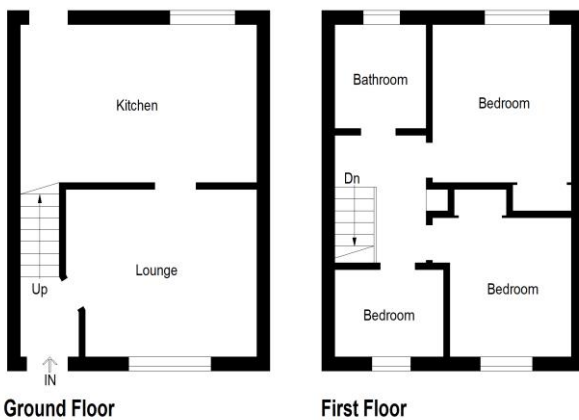


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Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

