



**PRIMROSE PROPERTIES**

**14 Earls Court  
Alloa, FK10 1BZ**



**OFFERS OVER £134,950**

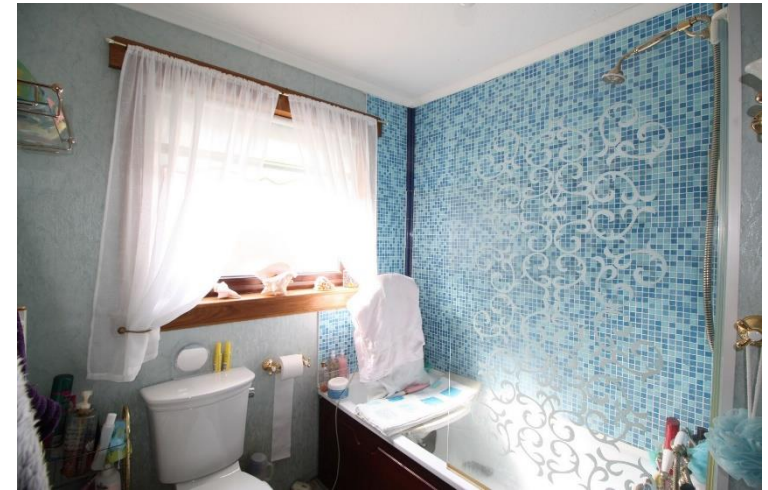
Well maintained semi-detached bungalow situated within the popular town of Alloa.

The property comprises: entrance vestibule, hallway, lounge, kitchen, two double bedrooms, conservatory and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front and fully enclosed rear garden. A large driveway to the side leading to single garage 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.

18 Primrose Street , Alloa, FK10 1JG  
Tel: 01259 222950 Email: [sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)  
[www.primrose-properties.co.uk](http://www.primrose-properties.co.uk)







**PRIMROSE PROPERTIES**

**14 Earls Court  
Alloa, FK10 1BZ**

**Entrance Vestibule** 5' 4" x 3' 8" (1.62m x 1.12m)

Entrance vestibule with tiled flooring, three down lighter spotlights and one single radiator. Built-in storage cupboard. Double glazed window to the side of the property. Access to hallway.

**Hallway** 11' 6" x 3' 7" (3.50m x 1.09m)

Hallway with wooden flooring, three down lighter light fittings and built-in storage cupboard housing the hot water tank. Access to lounge, bathroom and two double bedrooms.

**Lounge** 16' 5" x 9' 7" (5.00m x 2.92m)

Spacious lounge with carpeted flooring, feature light fitment and large single radiator. Fireplace with electric fire. Large double glazed window looking out to the front garden. Access to kitchen.

**Kitchen** 9' 8" x 7' 6" (2.94m x 2.28m)

Kitchen fitted with wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Electric cooker with built-in extractor hood above. Space and plumbing for an automatic washing machine, small dishwasher and fridge. Tile effect laminate flooring, strip lighting and one single radiator. Space for a small table and chairs. Built-in storage cupboard with shelves. Double glazed window to the front of the property.

**Bedroom 1** 10' 4" x 9' 7" (3.15m x 2.92m)

Master bedroom with wood effect laminate flooring, standard light fitment and one single radiator. Built-in double wardrobe with mirror sliding doors. Double glazed French doors give access through to the conservatory,

**Conservatory** 8' 0" x 8' 0" (2.44m x 2.44m)

Conservatory with laminate flooring and one single radiator. Access out to the rear garden.

**Bedroom 2** 10' 5" x 7' 5" (3.17m x 2.26m)

Second double bedroom with carpeted flooring, standard light fitment and one single radiator. Space for free standing bedroom units. Double glazed window to the rear of the property.

**Family Bathroom** 7' 6" x 6' 3" (2.28m x 1.90m)

Family bathroom tiled and papered comprising of a white w.c., sink and bath with wall mounted electric shower. Tiled flooring, standard light fitment and white heated towel rail. Opaque double glazed window to the side of the property.

**Heating and Glazing**

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

**Gardens**

The front garden is enclosed with an area laid to lawn with borders of some plants and shrubs. The rear garden is fully enclosed with rotary dryer, green house and garden shed. Access to bedroom and driveway.

**Driveway and Garage**

There is a large driveway to the side of the property which leads to a single garage.

**Extras included**

Included in the sale of the property are all floor coverings, carpets, light fittings, curtain poles, blinds, electric cooker, extractor hood, washing machine, dishwasher, fridge, green house and shed.





Approximate Gross Internal Area  
60.3 sq m / 649 sq ft

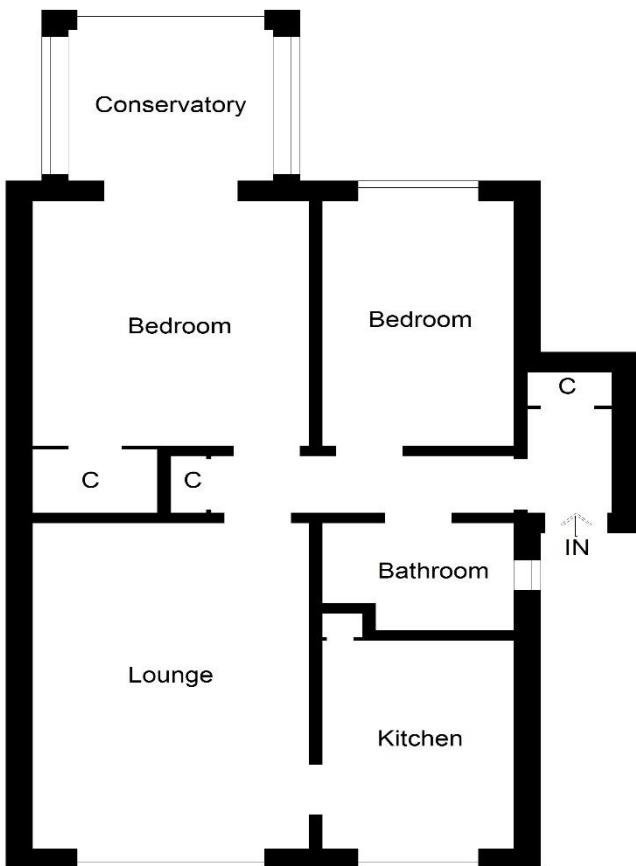


Illustration For Identification Purposes Only.  
Not To Scale (ID:1076150 / Ref:87891)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewings**

By appointment through Primrose Properties  
01259 222950  
sales@primrose-properties.co.uk

**Opening Hours**

Mon – Fri 9am-5pm  
Sat 9:30am-1pm

