



WELL PRESENTED GROUND FLOOR FLAT WITH BAY WINDOW

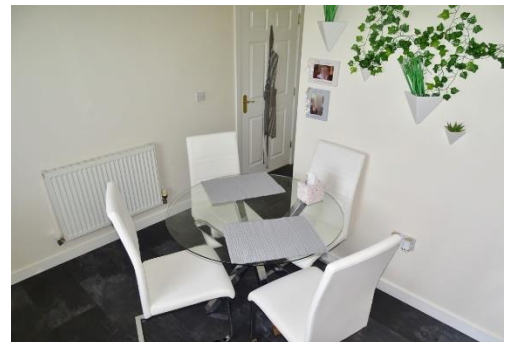
SITUATED IN A POPULAR RESIDENTIAL AREA

TWO DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE

FAMILY BATHROOM

BREAKFASTING KITCHEN

FRONT GARDEN



**30 Delaney Court,
ALLOA**

**OFFERS OVER
£124,500**

Entrance

Access is via a private entry with brown hardwood door leading to:

Entrance Hallway

The welcoming entrance hallway provides laminate flooring, a storage cupboard which houses the electrics and gives access on to all living accommodation.

Lounge 14' 2" x 13' 2" (4.31m x 4.01m)

The bright, spacious lounge provides laminate flooring and large double glazed bay windows overlooking the front of the property.

Breakfasting Kitchen 13' 1" x 10' 3" (3.98m x 3.12m)

The kitchen has been fully fitted with a range of wooden effect wall and base units, complementary worktops, tiles and flooring. There is an integrated electric oven with gas hob, an under-counter washing machine and a freestanding fridge/freezer. There is a double glazed window overlooking the rear and space for a dining table.

Principal Bedroom 11' 8" x 10' 7" (3.55m x 3.22m)

The principal bedroom provides carpeted flooring, double fitted wardrobes with sliding doors, space for additional freestanding furniture, a window overlooking the rear of the property and further benefits from an en-suite shower room.

En-Suite 6' 9" x 3' 7" (2.06m x 1.09m)

The en-suite has been partially fitted with wet walling and provides a shower cubicle, wash hand basin and w.c.

Bedroom Two 9' 2" x 7' 7" (2.79m x 2.31m)

Bedroom two provides carpeted flooring, double fitted wardrobes with mirror sliding doors and a window overlooking the rear of the property.

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m)

The bathroom has been partially tiled and provides a bath with overhead shower, wc and wash hand basin. There is an opaque window to the front of the property.

Garden

There is a mono blocked path leading to the front entrance and a low maintenance front garden which has been stone chipped.

Parking

There is residents parking to the rear of the property and on-street parking to the front.

Heating & Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings and light fittings. Also included are the integrated electric oven and gas hob, fridge/freezer and washing machine.



GROUND FLOOR



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MONEY LAUNDERING REGULATIONS 2003

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.