



PRIMROSE PROPERTIES

31 Balfour Street
Alloa, FK10 1RU



OFFERS OVER £89,950

Well maintained traditional ground floor flat situated within the popular town of Alloa.

The property comprises: entrance vestibule, hallway, lounge/dining room, modern fitted kitchen, two double bedrooms 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 private rear garden. On street parking is available to the front of the property.

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 Vestibule 3' 6" x 3' 6" (1.07m x 1.07m)

Entrance vestibule with wood effect laminate flooring. Access through to hallway.

Entrance Hallway 16' 0" x 3' 7" (4.87m x 1.09m)

Entrance hallway with wood effect laminate flooring, one feature light fitment and large single radiator. Access to two double bedrooms and lounge/dining room.

Lounge/Diner 20' 5" x 10' 8" (6.22m x 3.25m)

Spacious lounge/dining room with wood effect laminate flooring, feature light fitment and large double radiator. Built-in storage cupboard with shelves. Double glazed window to the side of the property. Dining Alcove 6' 4" x 4' 3" Dining area with space for table and chairs. Two wall mounted light fitments. Open plan to lounge. Access to kitchen and rear hallway.

Rear Hallway 7' 7" x 2' 9" (2.31m x 0.84m)

Rear hallway with grey wood effect laminate flooring, three-tier spotlight light fitment and one wall mounted electric panel heater. A white UPVC door gives access out to the rear garden. Access to bathroom, lounge/dining room and rear garden.

Kitchen 10' 1" x 7' 1" (3.07m x 2.16m)

Kitchen fully fitted with cream wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric hob with electric oven below and stainless steel extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Tile effect flooring and four-tier spotlight light fitment. Opaque double glazed window to the rear of the property.

Master bedroom 14' 1" x 12' 4" (4.29m x 3.76m)

Master bedroom with wood effect laminate flooring, standard light fitment and one large single radiator. Built-in alcove with storage cupboard below housing the electrics. Space for free standing bedroom furniture. Two large double glazed windows overlooking the front of the property.

Bedroom 2 12' 4" x 7' 9" (3.76m x 2.36m)

Second double bedroom with carpeted flooring, standard light fitment and one large single radiator. Space for free standing bedroom furniture. Large double glazed window to the side of the property.

Family Bathroom 7' 1" x 5' 8" (2.16m x 1.73m)

Family bathroom fully tiled comprising of a white w.c., sink and P shaped bath with wall mounted shower off the gas mains. Tiled flooring, four down lighter spotlight light fitments and chrome heated towel rail. Opaque double glazed window to the rear of the property.

Heating and Glazing

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

Gardens

To the front is a private garden area laid with chips for easy maintenance. The private rear garden is fully enclosed by a wooden fence and has a drying area laid to lawn, slabbed patio area and chipped area. There is also an outdoor coal cellar.

Extras Included

Included in the sale of the property are all floor coverings, carpets, light fitments, curtain poles, blinds, integrated kitchen appliances, washing machine, fridge/freezer, microwave and bathroom fitments.

Parking

On street parking is available to the front of the property.





Approximate Gross Internal Area
78.9 sq m / 849 sq ft

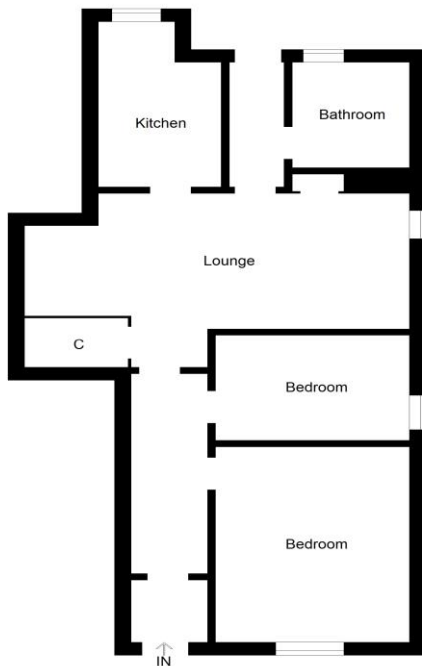


Illustration For Identification Purposes Only.
Not To Scale (ID:1075478 / Ref:87867)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		59	78
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

