



**PRIMROSE PROPERTIES**

**41 Paton Street  
Alloa, FK10 2DY**



## **OFFERS OVER £240,000**

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

The property comprises: entrance vestibule, lower hallway, bright spacious lounge with Bay window, dining room, fitted kitchen, downstairs bedroom/second public room and downstairs family bathroom. On the upper level two double bedrooms and one single bedroom. 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 large rear garden.

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** 4' 3" x 4' 0" (1.29m x 1.22m)

Entrance vestibule with original mosaic tile flooring and feature light fitment. Access through to lower hallway.

### **Entrance Hallway** 18' 5" x 4' 3" (5.61m x 1.29m)

Entrance hallway with wood effect laminate flooring, standard light fitment and one double radiator. Access to lounge, dining room, second public/4th bedroom, family shower room and stairs to upper level.

### **Lounge** 18' 4" x 13' 0" (5.58m x 3.96m) into Bay

Bright spacious lounge with carpeted flooring, feature light fitment and one large double radiator. Feature fireplace with living flame gas fire. Built-in alcove with shelves and storage cupboard below. Large double glazed Bay windows overlooking the front of the property. French doors give access through to the dining room.

### **Dining Room** 14' 3" x 11' 0" (4.34m x 3.35m)

Dining room with wood effect laminate flooring, feature light fitment and one large double radiator. Built-in storage cupboard housing the gas boiler. Window looking into the kitchen. Access to kitchen, lounge and lower hallway.

### **Kitchen** 15' 0" x 8' 1" (4.57m x 2.46m)

Kitchen fitted with base units. Wooden worktops incorporating a Belfast style sink with mixer tap. Five ring gas range cooker, space for a free standing upright fridge/freezer and space and plumbing for an automatic washing machine and dishwasher. Tiled flooring, two standard light fitments, large single radiator and space for small breakfast table and chairs. Double glazed window overlooking the rear of the property. A door gives access out to the rear garden.

### **Second public/4th bedroom** 14' 1" x 10' 0" (4.29m x 3.05m)

Second public/4th bedroom with carpeted flooring, standard light fitment and large double radiator. fireplace with electric fire. Double glazed window overlooking the front of the property.

### **Bathroom** 7' 4" x 6' 5" (2.23m x 1.95m)

Downstairs family shower room comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower off the gas mains. Wood effect laminate flooring, three-tier spotlight light fitment and one single radiator. Opaque double glazed window to the rear of the property.

### **Upper Hallway** 7' 7" x 6' 5" (2.31m x 1.95m)

Upper hallway with original wooden flooring and standard light fitment. Access to three bedrooms.

### **Master Bedroom** 15' 1" x 9' 6" (4.59m x 2.89m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Space for free standing bedroom furniture. Double glazed window to the front of the property.

### **Bedroom 2** 9' 6" x 7' 9" (2.89m x 2.36m)

Second double bedroom with carpeted flooring, standard light fitment and large single radiator. Large built-in double wardrobe. Double glazed window to the rear of the property.

### **Bedroom 3** 8' 3" x 7' 4" (2.51m x 2.23m)

Single bedroom with carpeted flooring, standard light fitment and one large single radiator. Built-in double wardrobe. 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**

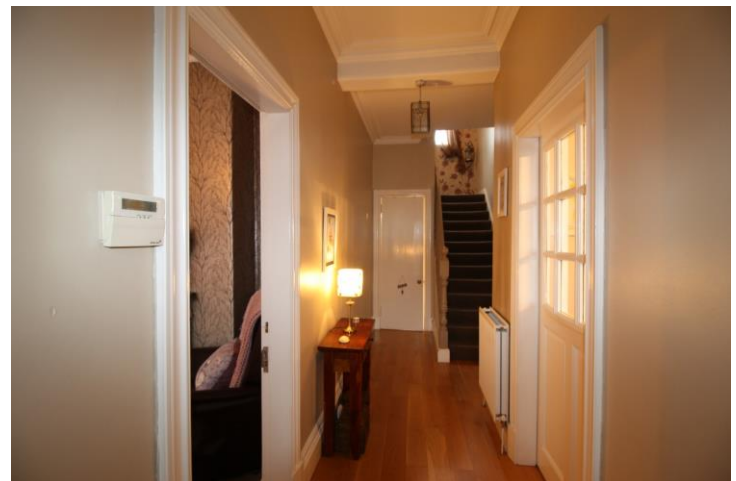
The property has a private front garden enclosed by a small brick wall. A wrought iron gate gives access with a slabbed path leading up to the front door entrance. A slabbed pathway to the side of the property gives access via a wooden gate to the rear of the property. To the rear is a decked patio area, an area laid to lawn with hedge. A further area to the back of the rear garden has a chipped drying area, garden shed and summer house.

### **Extras Included**

Included in the sale of the property are all floor coverings, blinds, light fitments, curtain poles, curtains, range cooker, washing machine, fridge/freezer, dishwasher, bathroom fitments, garden shed and summer house.

### **Negotiable Items**

All internal furnishings.

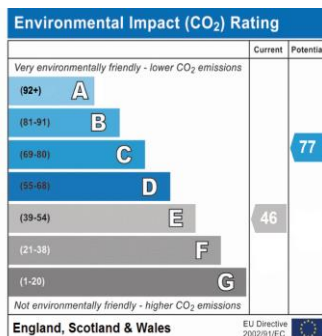
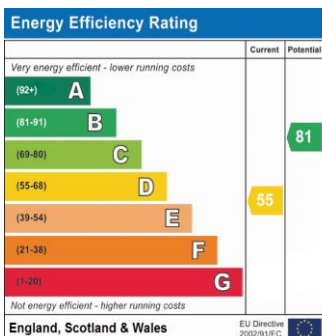




Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID1041742 / Ref:86998)



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

**Opening Hours**  
 Mon – Fri 9am-5pm  
 Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

