



PRIMROSE PROPERTIES

91 Smithfield Meadows
Alloa, FK10 1TE



OFFERS OVER £154,950

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

The property comprises: entrance hallway, downstairs cloakroom, lounge, open plan kitchen/dining room, 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 fully enclosed rear garden and driveway to the front providing 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 10' 4" x 3' 7" (3.15m x 1.09m)

Entrance hallway with grey wood effect laminate flooring, two down lighter spotlight light fittings and one large single radiator. Access to lounge, downstairs cloakroom and stairwell to upper level.

Lounge 12' 3" x 11' 5" (3.73m x 3.48m)

Lounge fitted with grey wood effect laminate flooring, four down lighter spotlight light fittings and one large single radiator. Under stairs storage cupboard housing the electrics. Two panel double glazed window to the front of the property. Access through to the open plan kitchen/dining room.

Kitchen/Dining Room 15' 0" x 9' 1" (4.57m x 2.77m)

Modern open plan kitchen/dining room fully fitted with glossy wall and base units. Marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with electric oven below and extractor hood above. Integrated washing machine and fridge/freezer. Grey wood effect laminate flooring, two feature light fittings and one large single radiator. Two panel double glazed window to the rear of the property. Dining area with space for a table and chairs. A white UPVC door gives access out to the rear garden.

Downstairs Cloakroom 5' 2" x 2' 7" (1.57m x 0.79m)

Downstairs cloakroom tiled and painted comprising of a white w.c. and sink. Wood effect laminate flooring, one down lighter spotlight light fitting and one small double radiator. Opaque double glazed window to the front of the property.

Bedroom 1 12' 6" x 9' 5" (3.81m x 2.87m)

Master bedroom with carpeted flooring, standard light fitting and large single radiator. Built-in storage cupboard. Two panel double glazed window looking out to the front of the property.

Bedroom 2 12' 6" x 9' 5" (3.81m x 2.87m)

Second double bedroom with carpeted flooring, standard light fitting and one double radiator. Built-in wardrobe with mirror sliding doors. Two panel double glazed window overlooking the rear of the property.

Family Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

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

Upper Hallway

Upper hallway with carpeted flooring, feature light fitting and one double radiator. One small double glazed window to the side of the property. built-in airing/storage cupboard. Access to two bedrooms, family bathroom and attic.

Heating and Glazing

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

Gardens

The rear garden is fully enclosed with an area laid to lawn. A slabbed pathway to the side leads to a garden shed.

Driveway

There is a tarred driveway to the front of the property providing off street parking.

Extras Included

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





Approximate Gross Internal Area = 66.2 sq m / 713 sq ft

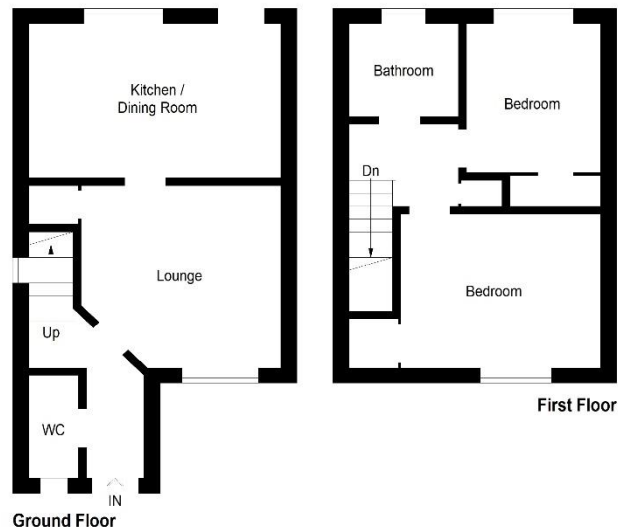
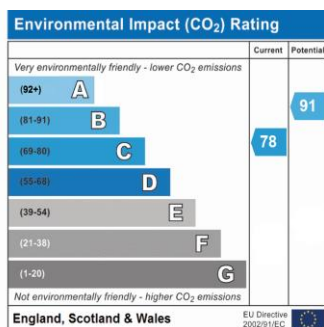
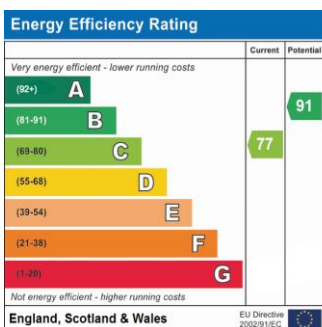


Illustration For Identification Purposes Only. Not To Scale (ID:802603 / Ref:79111)



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.

