



PRIMROSE PROPERTIES

24 Coblecrook Gardens
Alva, FK12 5BL



OFFERS OVER £81,950

Well maintained upper flat situated within the village of Alva.

The property comprises: Hallway, spacious lounge, modern fitted kitchen, two double bedrooms and family shower room. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a fully enclosed private garden to the side of the building and large communal drying area to the rear of the building. On street parking available to the front of the property.

Alva is a picturesque village set at the foot of the Ochil Hills and situated between the villages of Tillicoultry and Menstrie. There are a variety of local shops, Post Office, medical centre, cafes, pubs and restaurants. Alva has a nursery, primary and secondary school as well as the regular bus route into Stirling University. There are two parks, one which hosts the annual Alva Games, a 9-hole golf course, a local town hall and Alva Glen for scenic walks up the Ochil Hills. For commuting, bus routes service Alva into Alloa and Stirling, also nearby major motorways and the train station in Alloa or Stirling provide links into Glasgow, Edinburgh and Perth.

18 Primrose Street , Alloa, FK10 1JG
Tel: 01259 222950 Email: sales@primrose-properties.co.uk
www.primrose-properties.co.uk





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Access

Access is to the front of the property via a communal entry door into lower entrance hallway leading to stairwell up to the upper flat which is situated to the right hand side of the landing.

Entrance hallway 11' 7" x 3' 3" (3.53m x 0.99m)

Entrance hallway with wood effect laminate flooring, standard light fitment and one large double radiator. Access to kitchen/diner, bathroom, lounge and master bedroom.

Lounge 14' 8" x 10' 8" (4.47m x 3.25m)

Bright spacious lounge with wood effect laminate flooring, standard light fitment and large double radiator. Built-in storage cupboard housing the electrics. Two double glazed windows looking out to the front of the property. Access to second bedroom.

Kitchen/Diner 12' 0" x 8' 6" (3.65m x 2.59m)

Modern kitchen/diner fully fitted with white glossy wall and base units. Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker with stainless steel extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing upright fridge/freezer. Tiled flooring, four-tier spotlight light fitments and one double radiator. Space for a table and chairs.

Bedroom 1 12' 2" x 11' 5" (3.71m x 3.48m)

Master bedroom with wood effect laminate flooring, standard light fitment and one double radiator. Built-in storage cupboard. Double glazed window overlooking the rear of the property with excellent views of Ochil Hills.

Bedroom 2 11' 5" x 8' 9" (3.48m x 2.66m)

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

Family Shower Room 7' 0" x 4' 8" (2.13m x 1.42m)

Family shower room with grey wet wall panels comprising of a white w.c., sink and large walk-in shower cubicle with wall mounted rain power shower off the gas mains. Laminate flooring, circular dome light fitment and chrome heated towel rail. Opaque double glazed window to the front of the property.

Heating and Glazing

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

Gardens

There is a fully enclosed private garden to the side of the property with excellent views of Ochil Hills. To the rear of the property is a large communal drying area laid to lawn.

Parking

On street parking available to the front of the property.

Extras Included

Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, cooker, bathroom fitments and garden shed.





Approximate Gross Internal Area = 53.3 sq m / 574 sq ft

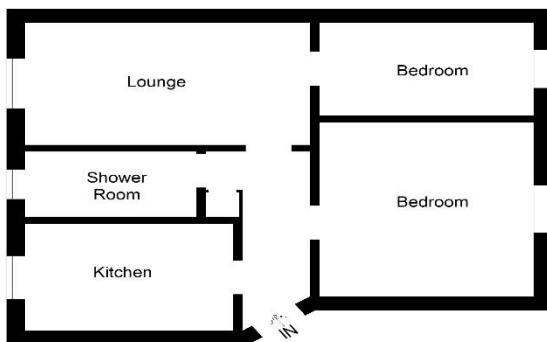


Illustration For Identification Purposes Only. Not To Scale (ID:1072172 / Ref:87760)

Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

