



Excellent opportunity to acquire this three-bedroom home in a popular location



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4 Ladywood is a beautifully appointed villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in good condition.

THE LOUNGE



The entrance is via the reception hall with access to the lounge. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen.

THE KITCHEN



The kitchen has a full range of floor and wall-mounted units and space for a dining table and chairs for more formal dining.



On the upper level, there are two double bedrooms both benefitting from built-in wardrobes as well as a further single bedroom. The family bathroom completes the accommodation on offer.

THE BATHROOM & BEDROOMS

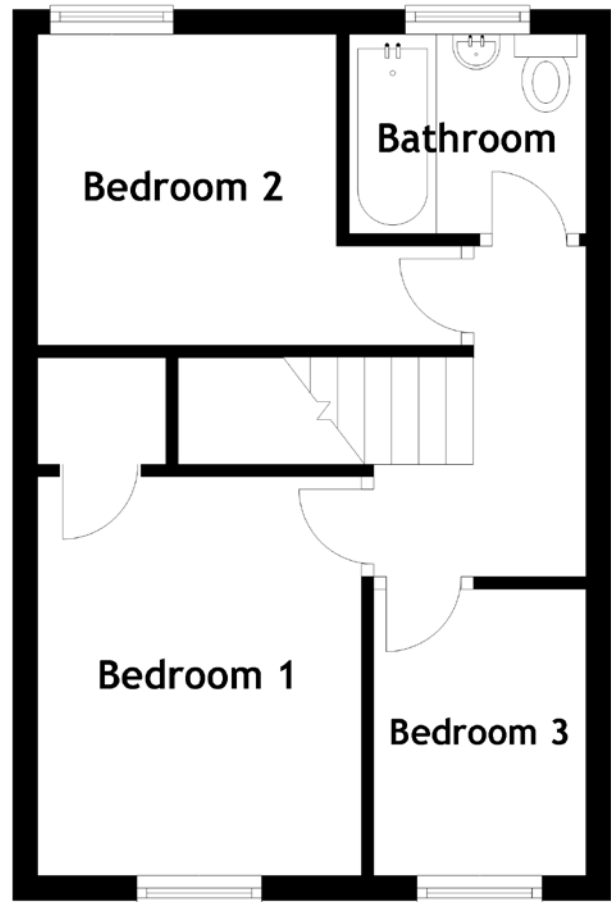
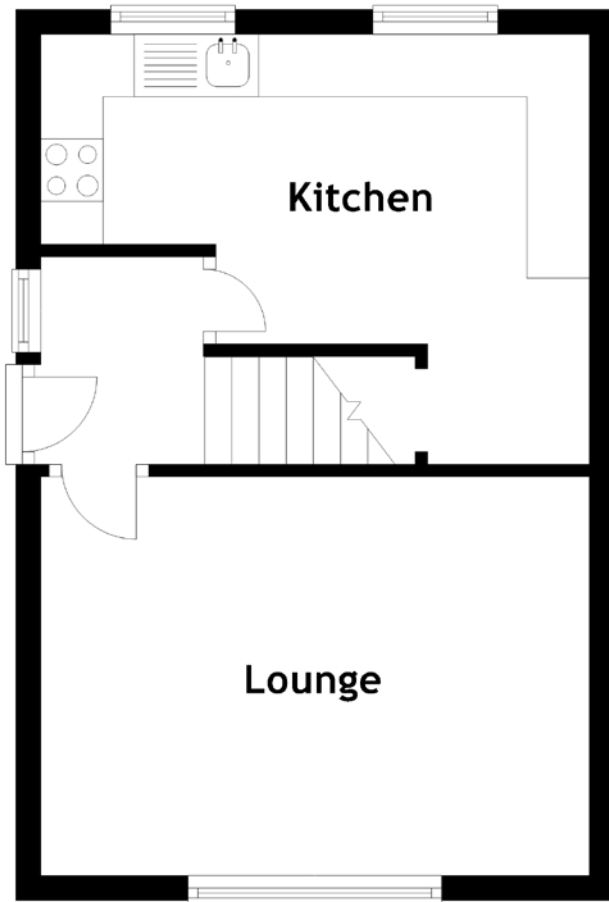


The property features gas central heating and double glazing. Off-street parking is provided to the side and there are well-maintained gardens to the front and rear. In particular, the rear gardens are mainly laid to lawn with a secure fence surrounding them. A single detached garage is located at the rear of the property.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



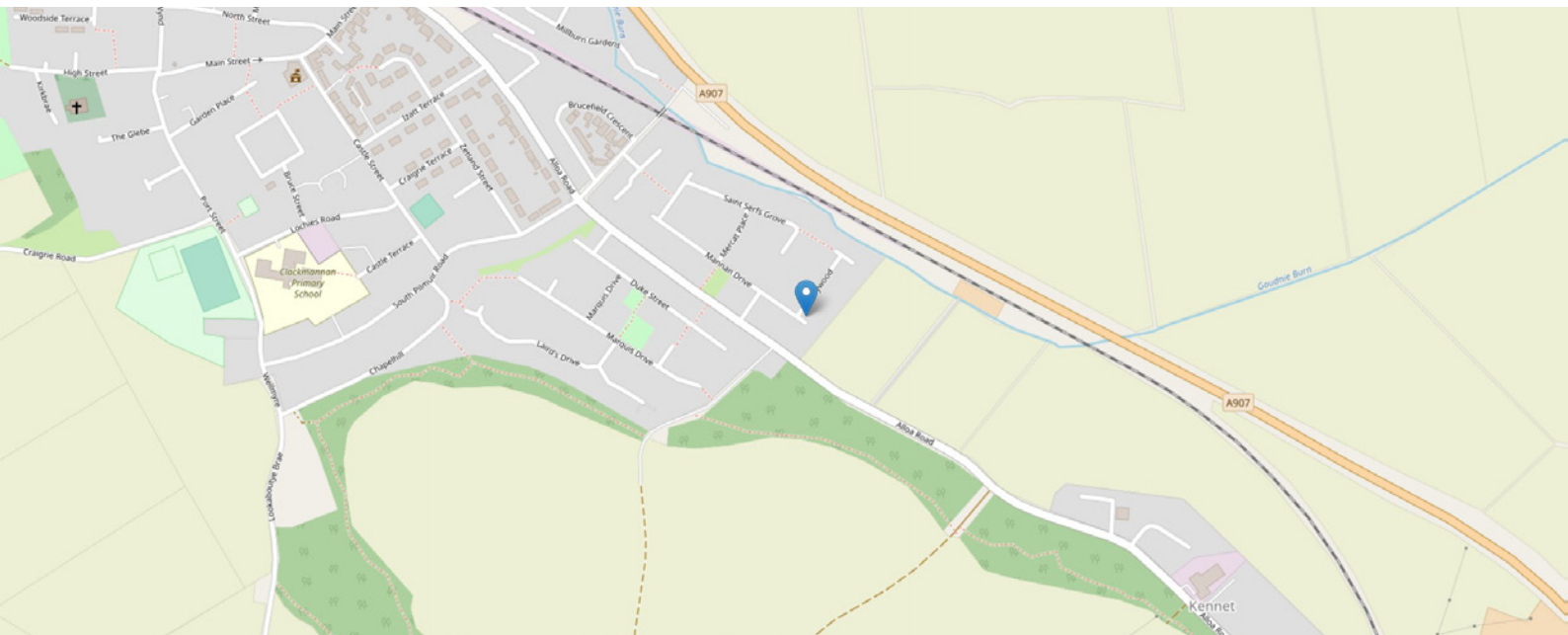
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen	4.40m (14'5") x 3.45m (11'4")
Bathroom	1.90m (6'3") x 1.60m (5'3")
Bedroom 1	3.30m (10'10") x 2.60m (8'6")

Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	2.30m (7'6") x 1.70m (5'7")

Gross internal floor area (m²): 62m²
EPC Rating: C

Extras: Floor coverings, light fittings and window dressings.



THE LOCATION

Clackmannan is a small town situated within the Forth Valley. Clackmannan is just over one and a half miles east of Alloa and is nestled between the Ochil Hills and the River Forth.





The property for sale is conveniently located for access to the town centre with its variety of high street shops, a health centre, Post Office, banks, supermarkets, bars and restaurants. There is a further selection of leisure facilities, parks, sports centres and a library. Schooling facilities are also available at both primary and secondary levels.

Aloa has its own railway station with direct services to Edinburgh. The Clackmannan Bridge provides an excellent service for commuters throughout the central belt for connection to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.



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