

MONUMENTHOMES.CO.UK



MID TERRACED VILLA

Very Well Presented Large Family Home
Enviably Located Close to the Town Centre,
Transport Links, Schooling & All Local Amenities
Immediate Entry is Available (No Chain)

- . **3 BEDROOM. 2 Doubles & 1 Single Bedroom**
- . **Front Entrance to All Inner Accommodation**
- . **Lounge to Front with Large Picture Window**
- . **Fully Fitted Kitchen with Rear Outlook**
- . **Utility Room with Power & Ample Storage**
- . **Family Bathroom with Bath & (E) Shower**
- . **Gardens to Front & Enclosed Gardens to Rear**
- . **Ample Off Street Parking to Side of Property**
- . **(GCH) Gas Central Heating System &**
- . **UPVC Full Double Glazing**

EPC. (C) (73) Council Tax Band. B
www.monumenthomes.co.uk

SCAN THE QR CODE FOR FULL DETAILS

For All Enquiries & Viewings Please Contact Our Sales Team



FOR SALE. 7 SUNNYSIDE COURT, ALLOA. FK10 2AG

ACCOMMODATION Comprising

Entrance Hallway to All Accommodation

Bright Entrance with Staircase to Upper Level.
Recessed Cupboard & Under Stair Storage,
Wooden Skirting, Facings & Laminate Flooring

LOUNGE 15'3" x 11'9" : 4.67m x 3.64m

A Very Well Proportioned Family Lounge with
Feature Front Facing Picture Window &
Part Glazed Wooden Doorway
Modern 2 Tone Neutral Décor & Laminate Flooring
TV & Telephone Points
Outlook to Front Overlooking the Front Gardens

KITCHEN 14'10" x 7'4" : 4.3m x 2.25m

Fitted with Ample Base & Wall Mounted Units in a
Satin White Finish with Contrasting Work Surfaces
Ample Space for Breakfast Bar & Stools
Part Tiled with Neutral Décor & Vinyl Flooring
Large Recessed Walk in Larder Storage Cupboard
Outlook to Rear Overlooking the Rear Gardens

MASTER BEDROOM 11'6" x 11'6" : 3.52m x 3.52m

Fitted with Twin Built in Wardrobes
Modern 2 Tone Neutral Décor
TV Point
Outlook to Rear Overlooking the Rear Gardens

BEDROOM 2 11'0" x 7'0" : 3.37m x 2.15m

Good Sized 2nd Double Bedroom
Modern Neutral Décor & Carpet Flooring
Outlook to Front Overlooking the Front Gardens

BEDROOM 3 9'8" x 7'10" : 3.0m x 2.4m

Fitted with Large Recessed Storage Cupboard
Modern Neutral Décor & Carpet Flooring
Outlook to Front Overlooking the Front Gardens

BATHROOM 7'8" x 5'6" : 2.36m x 1.7m

Modern 3 Piece Bathroom Suite with Triton T150Z
(E) Shower Fitted Over Bath with Curtain & Rail.
Part Tiled Walls & Painted Décor
Vinyl Flooring : Single Radiator : Extractor
Outlook to Rear

PROPERTY DESCRIPTION

The property boasts very spacious family accommodation, set within a very highly sought after residential area of Alloa. Comprising of initial entrance hallway with staircase to the upper level, a large family lounge, giving access to the very well appointed, fully fitted kitchen, with separate utility area, 2 good sized double bedrooms and a further single bedroom on the upper level, with ample wardrobe & cupboard storage, the main family bathroom is accessed from within the upper hallway.

This Property Type & Area Rarely Comes to the Market

LOCATION.

The property is located within a quiet residential area of similar style properties on the outskirts of the town centre. Nestling within the Forth Valley in the backdrop of the Ochil Hills. Alloa is ideally located with fantastic road & rail links to Edinburgh, Glasgow, Perth & Stirling. There is also a superb range of local amenities, and a wide variety of shopping including Asda, Tesco, Aldi & Morrisons & a very vibrant town centre. There is also a health centre, dental practice and various pharmacy's. The town also boasts cycling and nature trails, lawn bowling clubs, and an 18 hole golf club at Braehead, only a short commute away. Alloa has excellent nursery, primary & secondary schooling & there is also the very highly acclaimed Forth Valley College of further education, just a short commute from the property.

GARDENS & PARKING

To Front. Paved Walkway, Feature Paving & Bird Bath
To Rear. Laid Mainly to Lawn, with Space for Patio or Decking, Clothes Drying Facilities & Brick Built Shed with Access Given to Off Street Car Parking at Side of Property

EXTRAS to be Included in the SALE

- Lights & Light Fittings : Carpets : Floor Coverings
- (E) Cooker : Fridge Freezer & Auto Washing MC

Book your FREE
No Obligation Valuation today

For all Enquiries, Viewings & Offers Please Contact

Monument Homes ESTATE AGENTS

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Disclaimer. All Room Measurements are Taken Using a Laser Distance Meter and are Approximate.
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Alex Leiper
Executive Sales Manager

Floor Plans Not to Scale. For General Layout Guidance Only:

All Room Measurements are Taken Using a Laser Distance Meter and are Approximate.



3 BEDROOM MID TERRACED VILLA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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