



PRIMROSE PROPERTIES

49 Tern Crescent
Alloa, FK10 1SG



OFFERS OVER £254,950

Well maintained detached villa set within the popular Alloa Park development within the town of Alloa.

The property comprises: entrance vestibule, lounge, open plan kitchen/dining room, utility room, downstairs cloakroom, four bedrooms (master en-suite) 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 private rear garden. An integral single garage and large mono block driveway provides 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 Vestibule 5' 8" x 4' 2" (1.73m x 1.27m)

Entrance vestibule with carpeted flooring and standard light fitment. Access through to the lounge.

Lounge 16' 9" x 14' 5" (5.10m x 4.39m)

Spacious lounge with carpeted flooring, standard light fitment and large double radiator. Under stairs storage cupboard housing the electrics. A white wooden door gives access into the integral garage. A further door with glass panel gives access through to the open plan kitchen/dining room. An open plan staircase from the lounge gives access to the upper level. Three panel double glazed window overlooking the front of the property.

Kitchen/Dining Room 17' 6" x 9' 3" (5.33m x 2.82m)

Open plan kitchen/dining room fully fitted with modern taupe coloured wall and base units. Contrasting worktops incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with electric oven below and extractor hood above. Space for an upright fridge/freezer and dishwasher. Wood effect cushion flooring, three-tier spotlight light fitment and large double radiator. Space for a dining table and chairs. Double glazed patio doors from the dining area gives access out to the rear garden. Two panel double glazed window in the kitchen area overlooking the rear of the property. Access to utility room, lounge and rear gardens.

Utility Room 5' 9" x 5' 7" (1.75m x 1.70m)

Utility room with fitted base units. Contrasting worktop. Space and plumbing for an automatic washing machine and tumble dryer. Wood effect cushion flooring and standard light fitment. A white UPVC door gives access out to the rear garden. Access to cloakroom.

Downstairs cloakroom 5' 9" x 3' 9" (1.75m x 1.14m)

Downstairs cloakroom painted with splashback tiling comprising of a white w.c. and sink. Wood effect laminate flooring, standard light fitment and one small single radiator. Opaque double glazed window to the side of the property.

Master bedroom 13' 5" x 10' 0" (4.09m x 3.05m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Built-in double wardrobe. Three panel double glazed window overlooking the front of the property. Access to en-suite.

Bedroom 2 10' 6" x 10' 0" (3.20m x 3.05m)

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

Bedroom 3 9' 8" x 9' 3" (2.94m x 2.82m)

Third double bedroom with carpeted flooring, standard light fitment and one single radiator. Space for free standing bedroom furniture. Two panel double glazed window overlooking the front of the property.

Bedroom 4 9' 6" x 8' 7" (2.89m x 2.61m)

Fourth double bedroom with carpeted flooring, standard light fitment and one single radiator. Space for bedroom furniture. Two panel double glazed window to the rear of the property.

En-suite 7' 1" x 3' 8" (2.16m x 1.12m)

En-suite painted with splashback tiling comprising of a white w.c., sink and walk-in shower cubicle with wall mounted shower. Laminate flooring, standard light fitment and one single radiator. Opaque double glazed window to the front of the property.

Family Bathroom 7' 1" x 6' 0" (2.16m x 1.83m)

Family bathroom tiled and painted comprising of a white w.c., sink and bath with wall mounted shower off the mixer tap. Laminate flooring, standard light fitment and one single radiator. Opaque double glazed window to the front of the property.

Upper Hallway

L shaped upper hallway with carpeted flooring, standard light fitment and one single radiator. Built-in storage cupboard housing the hot water tank. Two panel double glazed window overlooking the rear of the property. Access to four bedrooms, family bathroom and attic which is partially floored.

Heating and Glazing

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

Gardens

The front garden area has been mainly laid with mono block paving with an area to the side laid with chips for easy maintenance. The rear garden is fully enclosed with a drying area laid with artificial grass, decked patio area and slabbed area. There are also two garden sheds providing additional outdoor storage.

Extras Included

Included in the sale are all floor coverings, carpets, light fitments, curtain poles, blinds, integrated kitchen appliances, fridge/freezer, dishwasher, tumble dryer, washing machine, bathroom fitments and the two garden sheds.



Approximate Gross Internal Area (Including Garage)
125.6 sq m / 1352 sq ft

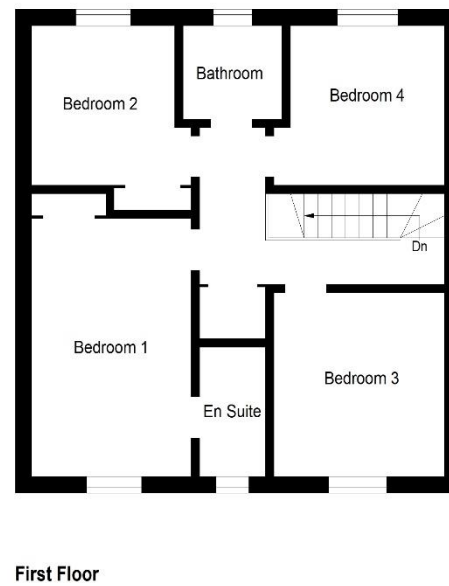
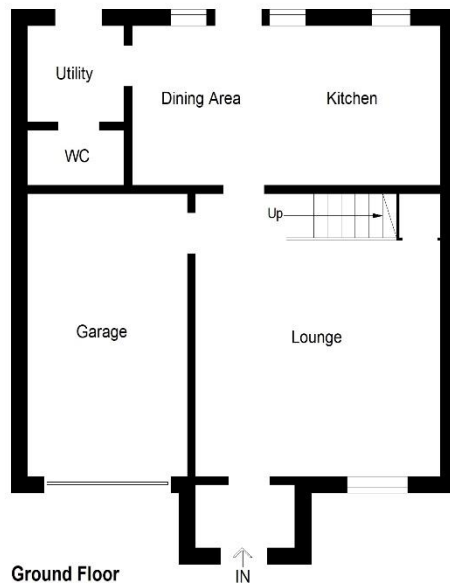


Illustration For Identification Purposes Only. Not To Scale (ID:1038263 / Ref:66910)

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.

