



PRIMROSE PROPERTIES

**21 The Cleaves
Tullibody, FK10 2XD**



OFFERS OVER £94,995

Well maintained ground floor flat situated within the popular village of Tullibody.

The property comprises: entrance porch, lounge, 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 private front and fully enclosed rear garden. A lock up garage to the side of the building provides off road parking.

Tullibody is a former mining town approx. 2 miles from Alloa and 4 miles from the city of Stirling. There is a small shopping centre with several shops, post office, pharmacy, medical centre, restaurant and pub. There are various educational facilities offering nursery, primary and secondary schools. The Civic centre hosts various leisure activities with a games/function hall and outdoor pitches. For commuting, bus routes service Tullibody into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides 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





PRIMROSE PROPERTIES

21 The Cleaves Tullibody, FK10 2XD

Entrance Porch 4' 6" x 2' 8" (1.37m x 0.81m)

Entrance vestibule with wood effect laminate flooring and two down lighter spotlight light fitments. Access through to the lounge/dining room.

Lounge/Diner 15' 2" x 12' 0" (4.62m x 3.65m)

Bright spacious lounge with grey wood effect laminate flooring, feature light fitment and large double radiator. Large double glazed window to the front of the property. Access to kitchen and inner hallway.

Kitchen 10' 4" x 6' 9" (3.15m x 2.06m)

Kitchen fully fitted with beech wood effect wall and base units. Black marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated electric hob with built-in oven below and extractor hood above. Space and plumbing for an automatic washing machine and space for a free standing fridge/freezer. Vinyl flooring, circular dome light fitment and one single radiator. Double glazed window overlooking the rear gardens. A White UPVC door gives access out to the private rear garden.

Master Bedroom 12' 1" x 9' 9" (3.68m x 2.97m)

Master bedroom with carpeted flooring, standard light fitment and large single radiator. Ample space for free standing bedroom furniture. Double glazed window overlooking the front of the property.

Bedroom 2 10' 0" x 6' 7" (3.05m x 2.01m)

Second bedroom with carpeted flooring, standard light fitment and one single radiator. Built-in fitted wardrobe and storage cupboard housing the gas combination boiler. Double glazed window overlooking the rear garden.

Family Shower room 6' 5" x 6' 2" (1.95m x 1.88m)

Family shower room painted with wet wall panelling comprising of a white w.c., sink and corner shower cubicle with wall mounted electric shower. Grey wood effect laminate flooring, circular dome light fitment and chrome accessories. Two double glazed opaque windows to the rear of the property

Inner hallway 5' 7" x 5' 7" (1.70m x 1.70m)

Inner hallway with grey wood effect laminate flooring and standard light fitment. Built-in storage cupboard housing the electrics. Access to two bedrooms, family shower room and lounge.

Heating and Glazing

The property is heated by a gas combination boiler and is fully double glazed throughout.

Gardens

The front garden is laid with chips with slabbed path leading up to the front door entrance. The rear garden is fully enclosed by a wooden fence and is mainly laid to lawn with a border of some small chips and a slabbed path/patio area leading to the garden shed.

Garage and Parking

There is a single garage located to the side of the building. The garage is the one with the red door on the far side. Residents parking spaces available to the side of the building.

Extras Included

Included in the sale of the property are all floor coverings, carpets, curtain poles, curtains, blinds, light fitments, integrated kitchen appliances and bathroom fitments.

Approximate Gross Internal Area = 59.0 sq m / 635 sq ft

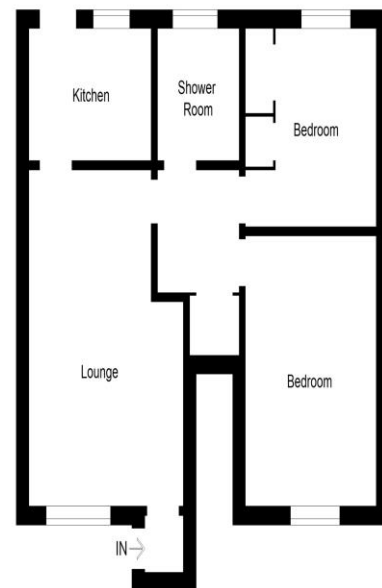


Illustration For Identification Purposes Only. Not To Scale (ID851445 / Ref:80893)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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.

