



TRADITIONAL LOWER FLAT

LOUNGE

OPEN PLAN KITCHEN

DOUBLE BEDROOM

BATHROOM

GAS CENTRAL HEATING



63a Queen Street
Alva, FK12 5EJ

FIXED PRICE £41,995

Communal Entrance

Shared access to the property is via double storm doors.

Private Entrance

Access to the property is gained via a white composite door, leading to:

Lounge 14' 10" x 11' 6" (4.52m x 3.50m)
(at longest & widest points)

Open Plan Kitchen 10' 11" x 9' 8" (3.32m x 2.94m)
(at longest & widest points)

With white composite door giving access to the rear of the property.

Bedroom 10' 1" x 9' 3" (3.07m x 2.82m)
Fitted wardrobes with mirrored sliding doors.

Rear Hallway 3' 1" x 3' 0" (0.94m x 0.91m)

Bathroom 8' 1" x 6' 4" (2.46m x 1.93m)
With large walk-in cupboard.

Outside Area

There is a communal pathway at the rear of the property for bin access.

Heating and Glazing

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

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, curtains, blinds and light fittings.

Home Report

To view the home report for this property visit www.packdetails.com

Ref: HP597071

Postcode: FK12 5EJ

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No movable items will be included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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