



TRADITIONAL MID TERRACED COTTAGE

MODERN FITTED KITCHEN/DINER

MODERN FAMILY BATHROOM

GOOD SIZE LOUNGE

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING/DOUBLE GLAZING



20 Whins Road
Alloa, FK10 3RE

FIXED PRICE £89,950

Entrance

Access to front of the property via a brown composite door with decorative panel.

Entrance Vestibule 4' 10" x 3' 4" (1.47m x 1.02m)

Entrance Hallway

Entrance hallway with access to second bedroom, lounge and stairs to upper level.

Upper Hallway

Upper Hallway with access to master bedroom and family bathroom. Includes a storage cupboard housing "Worcester" combi boiler.

Lounge 15' 0" x 13' 2" (4.57m x 4.01m)(at widest)
Good size lounge with feature electric fireplace and open plan to kitchen.

Kitchen/Diner 13' 11" x 8' 7" (4.24m x 2.61m)
Partially tiled kitchen with rear facing windows, under counter fridge/freezer, built in electric cooker with extractor fan, lightly coloured wall and base units, space for automatic washing machine and access to the rear garden.

Master Bedroom 12' 1" x 11' 3" (3.68m x 3.43m)(at widest)
Spacious master bedroom with front facing windows and two good sized storage cupboards with hanging rails.

Second Bedroom 11' 3" x 10' 3" (3.43m x 3.12m)
Good size second bedroom with space for free standing furniture and front facing windows.

Family Bathroom 8' 5" x 7' 10" (2.56m x 2.39m)
Partially tiled family bathroom with white four piece suite. Includes a walk in corner shower enclosure with shower off the gas mains and velux window.

Gardens

Private front garden is laid with stone chips and there is a pathway leading to the front entrance door. Good size fully enclosed private rear garden with a raised wooden decked area and a pathway leading to the rear of the property.

Heating and Glazing

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

Included Extras

Included in the sale of the property is the electric fire and fire surround, cooker, garden shed and tools, fridge/freezer, TV wall bracket and all bathroom accessories except for the bathroom cabinet. Also included are all fixtures and fittings, carpets and floor coverings, curtains, curtain poles, blinds and various light fittings.

Negotiable Extras

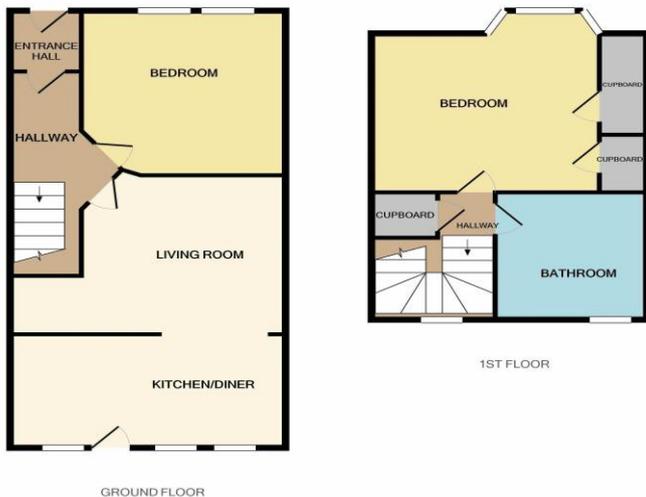
Negotiable extras in the sale include the master bedroom furniture consisting of the bed, head board and side units. Also included is the coffee table, sofa, table and chairs, TV, lounge and bedroom light fittings and bathroom cabinet.

Home Report

To view the Home Report for this property visit www.packdetails.com.

Reference: HP615302

Postcode: FK10 3RE



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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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.