



UPPER FLAT CLOSE TO ALL LOCAL AMENITIES

LOVELY VIEWS OF THE OCHIL HILLS

SPACIOUS LOUNGE

GAS CENTRAL HEATING

REQUIRING UPGRADING AND MODERNISATION

UPPER HALLWAY

TWO BEDROOMS

ON STREET PARKING



23 Alexandra Street
Tillicoultry, FK13 6HR

Offers Over
£65,000

Entrance

Access to the property is gained via a white upvc door, giving access to:

Entrance Vestibule

Carpeted staircase to upper level with large window overlooking front of the property.

Upper Hallway

White hardwood door with decorative glazing giving access to the reception hallway with carpeted flooring, Storage cupboard housing the boiler. Window overlooking the staircase.

Lounge

16' 5" x 12' 5" (5.00m x 3.78m)

Spacious lounge with carpeted flooring, with ample space for a table and chairs, additional storage cupboard. Double glazed window overlooking the rear of the property. Access to the kitchen.

Kitchen

8' 5" x 4' 10" (2.56m x 1.47m)

Fitted kitchen with dark marble effect worktops, built-in electric oven and space for fridge. Laminate effect vinyl flooring. Double glazed window overlooking the front of the property with outstanding views of the Ochil Hills.

Master Bedroom

17' 2" x 12' 7" (5.23m x 3.83m)
(at longest point)

Spacious double bedroom with carpeted flooring, single radiator, space for free standing furniture. Double glazed window overlooking the rear of the property.

Bedroom 2

7' 6" x 12' 5" (2.28m x 3.78m)

Second single bedroom with carpeted flooring, space for single bed and freestanding furniture, single radiator. small built-in cupboard which houses the electrics and shelving unit above. Double glazed window overlooking the rear of the property.

Bathroom

6' 10" x 4' 9" (2.08m x 1.45m)

White 3 piece suite with Triton electric shower over the bath. Wet wall panelling throughout the full bathroom including bath panel. Opaque double glazed window overlooking the front of the property.

Included extras

Extras included in the sale of the property are all carpets, floor coverings, fixtures and fittings. Integrated electric oven.

Heating and Glazing

The property benefits from a gas central heating system and is double glazed throughout with the exception of the window in the upper hallway.

Gardens

Communal wash-house, drying area and slabbed pathway leading around the building to the garden areas to the rear of the property.

Private rear garden.

Parking

On street parking at the front of the property.

Home Report

To view the Home Report for this property visit the packdetails website by searching; "packdetails" www.packdetails.com

Reference: HP693441

Postcode: FK13 6HR

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 moveable items will be included in the sale.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floor, ceiling, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any professional judgement. The names, symbols and addresses shown here are not intended and are for guidance only. All dimensions are in metres unless stated otherwise. Maps with copyright © 2002.



MONEY LAUNDERING REGULATIONS 2003

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.