



**PRIMROSE PROPERTIES**

**40 Old Brewery Lane**  
Alloa, FK10 3GL



## **OFFERS OVER £96,000**

Modern top floor flat situated within the popular town of Alloa.

The property comprises: security entry door system, inner hallway, lounge, two double bedrooms (master with en-suite) modern fitted breakfasting kitchen and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Residents parking available to the rear of the property.

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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### Access

Access to the property is from the rear of the building via a security door entry system. Stairs lead up to the flat door entrance.

### Inner hallway 10' 9" x 10' 1" (3.27m x 3.07m)

Inner hallway with carpeted flooring, circular dome light fitment and one single radiator. Storage cupboard with shelf and hanging rail and one storage cupboard housing the gas and electrics. Access to lounge, kitchen two double bedrooms and family bathroom.

### Lounge 15' 0" x 11' 6" (4.57m x 3.50m)

lounge with carpeted flooring, standard light fitment, one double radiator and one single radiator. Double glazed french doors looking over the front of the property.

### Kitchen 15' 4" x 6' 8" (4.67m x 2.03m)

Modern breakfasting kitchen fully fitted with beech effect wall and base units. Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with stainless steel electric oven below and extractor hood above. Integrated automatic washing machine. Space for a free standing upright fridge/freezer. Space for a small table and chairs. Vinyl flooring, four-tier spotlight light fitment, and large single radiator.

### Master bedroom 15' 3" x 10' 1" (4.64m x 3.07m)

Master bedroom with carpeted flooring, three-tier spotlight fitment and large single radiator. Built-in double wardrobe with sliding panel doors. Large double glazed window overlooking the rear of the property. Access to en-suite.

### En-suite 5' 9" x 5' 5" (1.75m x 1.65m)

En-suite painted with splash back tiling comprising of a white w.c., sink and shower cubicle with wall mounted electric shower. Wood effect vinyl flooring, standard light fitment, extractor fan and large single radiator.

### Bedroom 2 10' 1" x 10' 1" (3.07m x 3.07m)

Second double bedroom with carpeted flooring, standard light fitment and one single radiator. Space for free standing bedroom units. Large double glazed window overlooking the front of the property.

### Family Bathroom 7' 1" x 6' 5" (2.16m x 1.95m)

Family bathroom fully tiled comprising of a white w.c., sink and bath with wall mounted shower off the gas mains. Grey wood effect vinyl flooring, standard light fitment extractor fan and one single radiator.

### Heating and Glazing

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

### Parking

Residents parking is available to the rear of the building.

### Extras Included

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		81	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

**Viewings**

By appointment through Primrose Properties  
**01259 222950**  
[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

**Opening Hours**

Mon – Fri 9am-5pm  
 Sat 9:30am-1pm

