



SEMI DETACHED VILLA

FITTED KITCHEN

FAMILY BATHROOM

GARAGE TO REAR

SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

GARDENS TO FRONT & REAR

GAS CENTRAL HEATING/DOUBLE GLAZING



3 Eden Road
Alloa, FK10 2JJ

Offers Over £143,500

Entrance

Access to the property is via a white UPVC door with a decorative glazed panel.

Entrance Hallway

The carpeted entrance hallway benefits from under-stair storage which houses the electrics and provides access to the lounge, dining kitchen and the staircase to the upper level.

Lounge

11' 2" x 19' 10" (3.40m x 6.04m)

The bright and spacious lounge has two windows overlooking the front and the rear of the property with carpeted flooring and a decorative fire with a mahogany fireplace and marble effect surround and hearth.

Dining Kitchen

9' 6" x 12' 1" (2.89m x 3.68m)

The dining kitchen is to the rear of the property and has a good range of white, country style wall and base units with contrasting black worktops and a free-standing gas cooker. There is a washing machine and a fridge/freezer, vinyl flooring and a tiled splash back, with a door leading to the rear garden.

Upper Hallway

The carpeted upper hallway has a window to the side and provides access to all of the upper accommodation and the loft.

Principal Bedroom

16' 2" x 8' 9" (4.92m x 2.66m)

The principal bedroom is a good sized double room with two windows overlooking the front of the property and a built-in storage cupboard which houses the boiler. There is a free-standing double wardrobe, carpeted flooring and the room has ample space for additional bedroom furniture.

Bedroom 2

12' 8" x 8' 10" (3.86m x 2.69m)

The second double bedroom is to the rear with a built-in triple wardrobe with mirrored sliding doors and laminate flooring.

Family Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

The family bathroom is fully tiled and has a white three piece suite with an electric shower over the bath and an opaque window to the rear.

Heating & Glazing

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

Gardens

The private front garden is easily maintained with decorative stone chips and a paved pathway gives access to the front door entrance and continues to the side to provide access to the rear garden. The fully enclosed rear garden has again been designed with ease of maintenance with paving slabs, stone chips, plants and shrubs and also has a wooden garden shed.

Parking

The property benefits from a wooden garage to the rear and on-street parking to the front.

Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, curtains, blinds and curtain poles. The free-standing gas cooker, washing machine and the fridge/freezer in the kitchen. The free-standing wardrobe in the principal bedroom and the wooden garden shed.



Approx Gross Internal Area
72 sq m / 772 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft

First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.