



**MODERN FLAT WITH GROUND FLOOR ACCESS**

**PRIVATE ENTRANCE DOOR**

**BRIGHT SPACIOUS LOUNGE WITH BAY WINDOWS**

**BREAKFASTING KITCHEN**

**TWO DOUBLE BEDROOMS**

**PRIVATE PARKING SPACE**

**PRINCIPAL EN-SUITE SHOWER ROOM**

**WELL PRESENTED THROUGHOUT**



**46 Delaney Court  
Alloa, FK10 1RB**

**Offers Over £128,000**

## Entrance

Access is via a private door entry on the ground level from Grange Road.

## Entrance Hallway

The welcoming entrance hallway provides carpeted flooring, a storage cupboard which houses the electrics and gives access on to all living accommodation.

**Lounge** 14' 7" x 13' 7" (4.44m x 4.14m)

The bright and spacious lounge provides carpeted flooring and large double glazed bay windows overlooking the front of the property.

**Breakfasting Kitchen** 13' 2" x 10' 6" (4.01m x 3.20m)

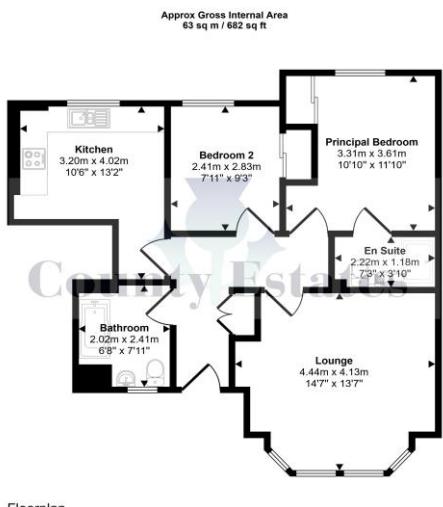
The generously sized kitchen has been fully fitted with a range of wall and base units with complementary worktops, splashback tiles and is finished with wood effect 'Rhinofloor' vinyl. It is equipped with an electric oven, gas hob with an overhead extractor hood, an under-counter washing machine, and a freestanding fridge freezer. A double-glazed window provides a view of the rear, while there is also ample space for a breakfast table.

**Principal Bedroom** 11' 10" x 10' 10" (3.60m x 3.30m)

The spacious principal bedroom offers carpeted flooring, fitted double wardrobes with sliding mirrored doors and space additional freestanding furniture. Additionally, it boasts a window that overlooks the rear along with the added convenience of an en-suite shower room.

**Principal En-Suite** 7' 3" x 3' 10" (2.21m x 1.17m)

The partially tiled en-suite shower room features a shower cubicle with mains shower, a sink, and a toilet.



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.

## Bedroom Two

9' 3" x 7' 11" (2.82m x 2.41m)

Bedroom two is a good-sized double room featuring carpeted flooring, fitted double wardrobes with sliding mirrored doors and a window overlooking the rear.

## Family Bathroom

7' 11" x 6' 8" (2.41m x 2.03m)

The family bathroom offers a modern and functional space, complete with a bath with overhead Mira Sport Airboost shower, sink and a toilet. There is a bathroom cabinet for storage and an opaque front facing window.

## Parking

The property benefits from a private allocated parking space to the rear.

## Communal Garden

The property provides a communal garden space at the front of the property which has been stone chipped.

## Heating & 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 are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The integrated oven and hob, washing machine and fridge freezer (No guarantees or warranties on appliances).

