



SPACIOUS SEMI-DETACHED VILLA

FITTED KITCHEN

THREE BEDROOMS

GARDENS TO THE FRONT, REAR & SIDE

GOOD SIZE LOUNGE

UTILITY ROOM

STYLISH FAMILY SHOWER ROOM

DRIVEWAY & GARAGE



**45 The Nebit
Alva, FK12 5DH**

Offers Over £118,500

Entrance

Access to the property is via a grey hardwood door with opaque glazing panels, leading to:

Entrance Hallway

The carpeted entrance hallway provides access to the lounge and the staircase to the upper level.

Lounge

11' 4" x 20' 7" (3.45m x 6.27m)

The bright and spacious lounge has two large windows overlooking the front of the property and a further window to the rear, with carpeted flooring and ample room for a dining table and chairs. Access is provided to the kitchen.

Fitted Kitchen

9' 11" x 9' 8" (3.02m x 2.94m)

The fully fitted kitchen has a good range of white, high gloss wall and base units with black contrasting worktops, a built-in oven with a ceramic hob and an under-counter fridge and freezer. Benefiting from splash back tiling and tiled flooring, with a window overlooking the rear and a door giving access to the rear garden.

Utility Room

8' 1" x 4' 9" (2.46m x 1.45m)

The utility room has further built-in units with a dishwasher and a washer/dryer and also houses the boiler and the electrics.

Upper Hallway

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

Principal Bedroom

11' 10" x 9' 10" (3.60m x 2.99m)

Good sized principal bedroom overlooks the rear of the property, has laminate flooring and benefits from free-standing bedroom storage.

Bedroom 2

13' 6" x 8' 4" (4.11m x 2.54m)

The second double bedroom has laminate flooring and a window to the front with ample room for free-standing furniture.

Bedroom 3

9' 8" x 8' 6" (2.94m x 2.59m)

Bedroom 3 is a single room with laminate flooring and a window to the front of the property.

Family Shower room

6' 2" x 5' 7" (1.88m x 1.70m)

The stylish family shower room has been recently installed and comprises of a black vanity sink unit, w.c and a corner shower enclosure with a thermostatic shower. Featuring modern wet wall paneling, tile effect vinyl flooring and an opaque widow to the rear.

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, curtain poles, curtains, blinds, carpets and floor coverings. The built-in oven and hob, under-counter fridge and freezer in the kitchen and the dishwasher and washer/dryer in the utility room. Also the wooden garden shed.

Gardens

The private front garden is easily maintained with stone chips and the paved rear garden has a raised timber decked seating area and a large wooden shed.

Parking

The property benefits from a paved driveway to the side and a single garage.

