



**SEMI DETACHED VILLA IN SOUGHT AFTER AREA**

**DINING KITCHEN WITH UTILITY AREA**

**FAMILY BATHROOM**

**BRIGHT & SPACIOUS LOUNGE**

**TWO DOUBLE BEDROOMS**

**GARDENS TO FRONT & REAR**

**SHARED DRIVEWAY & GARAGE**



**1 Carse Terrace**  
Alloa, FK10 2EB

**Offers Over £154,500**

## Entrance

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

## Entrance Hallway

The entrance hallway features two built-in storage cupboards and a further small cupboard which houses the electrics. There is a window to the front and access is provided to the lounge, kitchen and the staircase to the upper level.

## Lounge

11' 3" x 15' 7" (3.43m x 4.75m)

The bright and spacious lounge has a large window overlooking the front of the property with a smaller window to the rear, allowing lots of natural light to flow in. There is an electric fire and carpeted flooring.

## Dining Kitchen

7' 11" x 12' 3" (2.41m x 3.73m)

The fully fitted kitchen has a good range of oak effect wall and base units with complimentary worktops and has ample space for a cooker, washing machine and a tumble drier. There is a window to the front and to the side with further storage cupboards, partially tiled splash back and vinyl flooring. Access to the utility area.

## Utility Area

The utility area has further overhead storage, a space for a fridge/freezer and a door provides access to the rear garden.

## Upper Hallway

The carpeted upper hallway has a window overlooking the rear and provides access to the two bedrooms and the bathroom.

## Principal Bedroom

11' 2" x 12' 0" (3.40m x 3.65m)

Good sized principal bedroom overlooks the rear of the property with carpeted flooring and a built-in storage cupboard.

## Bedroom 2

7' 8" x 10' 2" (2.34m x 3.10m)

The second double bedroom overlooks the side, with carpeted flooring and benefits from a built-in storage cupboard and further built-in storage with a dressing table.

## Family Bathroom

6' 4" x 6' 6" (1.93m x 1.98m)

The family bathroom features a three piece suite with an opaque window to the front and bathroom accessories.

## Heating & Glazing

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

## Gardens

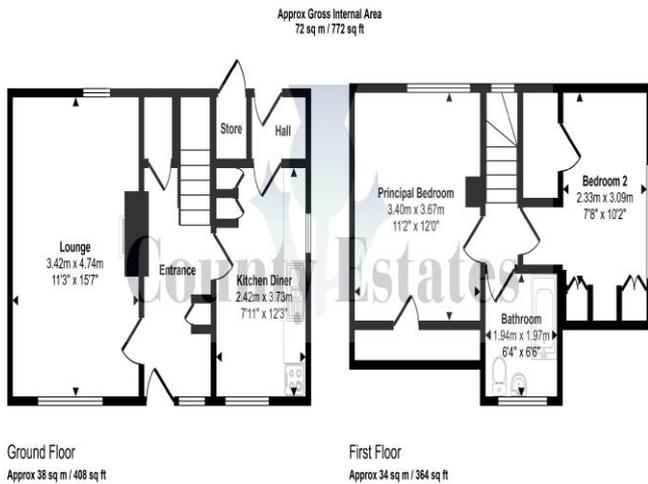
The private front garden is easily maintained with stone chips, a paved pathway leads to the front door entrance and continues to the side to provide access to the rear garden. The fully enclosed rear garden is laid with stone chips and paving slabs and also benefits from outdoor storage.

## Driveway & Garage

A shared driveway to the side of the property leads to the single detached garage.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles.



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.