



**WELL PRESENTED SEMI-DETACHED VILLA**

**FITTED KITCHEN**

**TWO DOUBLE BEDROOMS**

**BRIGHT AND SPACIOUS LOUNGE**

**CONSERVATORY**

**FAMILY SHOWER ROOM**



**1 Craighorn Road**  
Alva, FK12 5DL

**Offers Over £142,000**



## Entrance

Access to the property is via a white UPVC door with decorative glazing panels and a coordinated side panel.

## Entrance Hallway

The entrance hallway is carpeted and provides access to the lounge and the stair case to the upper level.

## Lounge 10' 5" x 18' 0" (3.17m x 5.48m)

The bright and spacious lounge has a large window overlooking the front of the property with lovely views towards the Ochil Hills and French doors to the rear provide access to the conservatory. A wall mounted electric fire, carpeted flooring and access to the kitchen.

## Kitchen 7' 3" x 11' 3" (2.21m x 3.43m)

The fully fitted kitchen has a good range of white wall and base units with contrasting worktops, a free-standing gas cooker, washing machine and an under-counter fridge. With a tiled splash back and floor, a window overlooking the rear garden and a door providing access to the rear garden.

## Conservatory 9' 0" x 11' 0" (2.74m x 3.35m)

White UPVC conservatory with carpeted flooring and French doors leading to the rear garden.

## Upper Hallway

The carpeted upper hallway has a window overlooking the side of the property with lovely views and provides access to all upper accommodation and the loft.

## Principal Bedroom 14' 11" x 8' 8" (4.54m x 2.64m)

The principal bedroom is a good sized double bedroom with carpeted flooring, a built-in storage cupboard and two windows overlooking the front of the property with lovely views.

## Bedroom 2 11' 11" x 9' 5" (3.63m x 2.87m)

Bedroom 2 is the second double bedroom to the rear, with carpeted flooring, built-in storage cupboard and ample room for free-standing furniture.

## Family Shower Room 5' 10" x 5' 7" (1.78m x 1.70m)

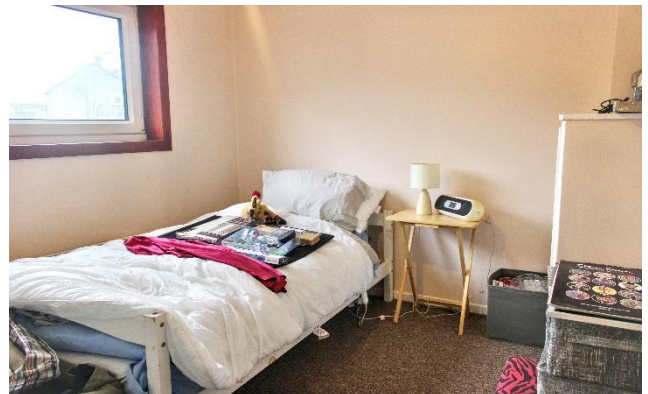
Family shower room has a white vanity sink unit, w.c and a corner shower enclosure with an electric shower. Fully tiled with vinyl flooring and an opaque window to the rear.

## Heating & Glazing

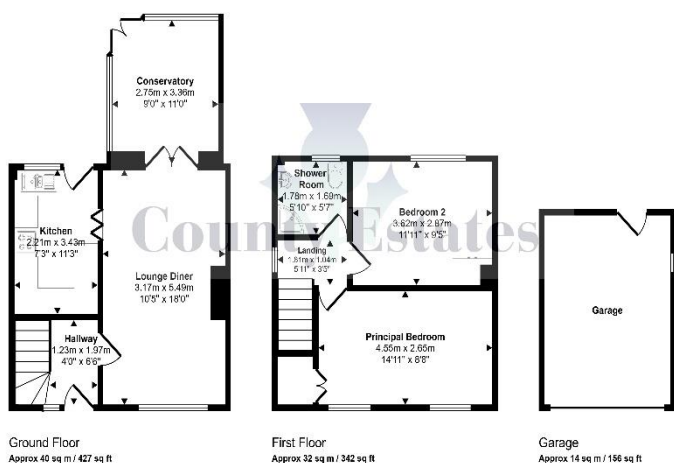
The property benefits from a gas central heating system and is fully double glazed throughout.

## Gardens

The private front garden is easily maintained with decorative stone chips and a mono blocked pathway leads to the front door entrance. The fully enclosed rear garden is mainly laid to lawn with a drying green and a paved seating area with garden borders.



Approx Gross Internal Area  
86 sq m / 925 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. None of these items are guaranteed to be in the property and may not look like the real items. Made with Made Grappy 502.

## 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.