



UPPER FLOOR FLAT

FITTED KITCHEN

FAMILY BATHROOM

STUNNING VIEWS OF THE OCHIL HILLS

BRIGHT SPACIOUS LOUNGE

TWO DOUBLE BEDROOMS

PRIVATE RESIDENTS PARKING

COMMUNAL GARDENS



12 Scott Court
Alva, FK12 5LZ

Offers Over £90,000

Entrance

Access to the property is to the rear via a secure door entry system, leading to:

Private Entrance 18' 8" x 4' 1" (5.69m x 1.24m)

Private entrance via brown hardwood door.



Entrance Hallway 18' 8" x 4' 1" (5.69m x 1.24m)

Fully carpeted entrance hallway with a built-in storage cupboard housing the electrics.

Lounge 15' 3" x 10' 8" (4.64m x 3.25m)

Fully carpeted spacious lounge with double-glazed windows overlooking the front of the property with stunning views of the Ochil hills, this room offers ample room for free standing furniture.

Kitchen/Breakfast Room 13' 11" x 7' 9" (4.24m x 2.36m)

Partially tiled breakfasting kitchen with white wall and base units and contrasting worktops. Double-glazed window to the rear of the property, free-standing fridge freezer and a under-counter washing machine. Built-in electric oven and hob with an overhead extractor hood.

Principal Bedroom 13' 8" x 11' 4" (4.16m x 3.45m)

Fully carpeted principal bedroom with a double-glazed window overlooking the rear of the property with stunning views of the Ochil Hills. This room benefits from fitted mirrored wardrobes with hanging rails and shelving.

Bedroom Two 12' 10" x 7' 6" (3.91m x 2.28m)

Second double bedroom fully carpeted with mirrored wardrobes with hanging rails and shelving. A double-glazed window overlooking the front of the property, this room also offers ample space for free-standing furniture.

Family Bathroom 8' 1" x 4' 6" (2.46m x 1.37m)

Three-piece family bathroom suite with an overhead electric shower, opaque window to the side and various bathroom accessories.

Heating & Glazing

The property benefits from double glazing throughout and electric heating.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds and curtain poles, light fitments, bathroom accessories. Built-in oven/hob, under-counter washing machine, and free-standing fridge freezer.

The property further benefits from a fully carpeted and lit loft space that has a pull-down ladder for easy and convenient access



Gardens & Parking

There is a courtyard to the rear of the property with a communal garden area, allocated off-road parking and visitor parking at the top of the drive

Home Report

To view the home report please contact our office:
admin@county-estates.net