



**TRADITIONAL GROUND FLOOR FLAT**

**SPACIOUS LOUNGE**

**ONE DOUBLE BEDROOM**

**PRIVATE REAR GARDEN AREA, DRYING  
GREEN & OUT BUILDING**

**ENTRANCE HALLWAY**

**FITTED KITCHEN**

**FAMILY BATHROOM**

**STUNNING VIEWS OF THE OCHIL HILLS**



**99A East Stirling Street  
Alva, FK 12 5HB**

**Offers Over £79,500**

## Entrance

Entrance via the side of the property by a hardwood part-glazed decorative door.

**Entrance Hallway** 16' 10" x 3' 4" (5.13m x 1.02m)

Spacious L-shaped hallway with laminate flooring giving access to all accommodation.

**Lounge** 13' 9" x 11' 9" (4.19m x 3.58m)

Bright lounge with a double-glazed window overlooking the front of the property. Built-in alcove housing the electrics,

**Kitchen** 8' 1" x 6' 3" (2.46m x 1.90m)

Fully fitted kitchen with white wall and base units and contrasting worktops, double-glazed window to the side of the property. Free-standing gas cooker and oven, under-counter washing machine and free-standing fridge freezer.

**Bedroom** 12' 8" x 10' 9" (3.86m x 3.27m)

Spacious double bedroom fully carpeted with free standing wardrobes with hanging rails and shelving.

## **Family Bathroom** 12' 8" x 10' 9" (3.86m x 3.27m)

Fully tiled family bathroom with a built-in vanity sink, W.C and bath. Opaque window to the side of the property and various bathroom accessories.

## Gardens

This property benefits from a private fully enclosed rear garden with a paved seating area and mature shrubs and trees. There is a shared drying area, and a brick-built outhouse.

## Parking

On street parking is available to the front of the property.

## Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. Free-standing fridge freezer, under-counter washing machine and gas cooker in the kitchen. Free standing wardrobes in the bedroom and a wooden garden shed.

## Heating & Glazing

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

## Home Report

To view this home report please email us on:  
[admin@county-estates.net](mailto:admin@county-estates.net)

