

3, James Street,
Alva, Clackmannanshire FK12 5AL

FIXED PRICE £187,000

County Estates are pleased to introduce to the market this traditional two-bedroom detached cottage located in a quiet residential area of Alva.

This property comprises of an entrance hallway, a bright and spacious lounge, a fitted kitchen, two double bedrooms and a shower room. The property benefits from a private rear garden and on-street parking.

Alva is a picturesque village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a post office, banks, a variety of local shops and health centre. Leisure facilities include parks and Alva Golf Course. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance to the property is via a wood-effect UPVC door, leading to the entrance vestibule.

Entrance Vestibule

The vestibule features laminated flooring throughout, complemented by an opaque window that overlooks the side of the property. It provides convenient access to the utility room and kitchen, while also securely housing the electrics for easy maintenance.

Utility Room

The utility room boasts laminated flooring and has an opaque windows that overlook both the side and rear of the property. Additionally, it conveniently houses the boiler.

Kitchen

13' 3" x 6' 0" (4.04m x 1.83m)

The kitchen features laminate flooring and a tiled backsplash. The cream-colored walls and base units are complemented by beech worktops, equipped with a built-in electric hob and gas oven, an under-counter washing machine, and a free-standing fridge freezer.

Living Room

12' 0" x 15' 3" (3.65m x 4.64m)

The living room has carpeted flooring throughout. A spacious bay window fills the room with natural light and offers views of the rear garden. The layout provides ample space for free-standing furniture.

Inner Hallway

The inner hallway provides access to the loft and the rear garden via the back door. The hallway leads to the two double bedrooms and the family bathroom.

Principal Bedroom

11' 6" x 12' 2" (3.50m x 3.71m)

The bright principal bedroom has two windows overlooking the front of the property, offering views of the Ochil Hills. The bedroom has carpeted flooring throughout and is conveniently fitted with a built-in wardrobe with mirrored sliding doors.













Bedroom Two

11' 7" x 11' 10" (3.53m x 3.60m)

The second bedroom is currently being utilised as a lounge area but could easily be used as a second bedroom. It has carpeted flooring throughout with a large window overlooking the front of the property, offering views of the Ochil Hills. This room features an electric fireplace with a black tiled hearth and backing, complemented by a wooden mantel. There is ample room for freestanding furniture.

Family Shower Room

8' 2" x 6' 9" (2.49m x 2.06m)

The family shower room is fully tiled throughout and features an opaque window overlooking the rear of the property. The shower room is fitted with a vanity sink unit, W.C and a walk-in shower cubicle.

Garden

The property features a fully enclosed rear garden, designed with a lawn area complemented by multiple paved patio sections, ideal for outdoor seating. A paved pathway leads to the back of the garden. Convenient access is available through a back door in the hallway or via the side paved pathway.

Heating & Glazing

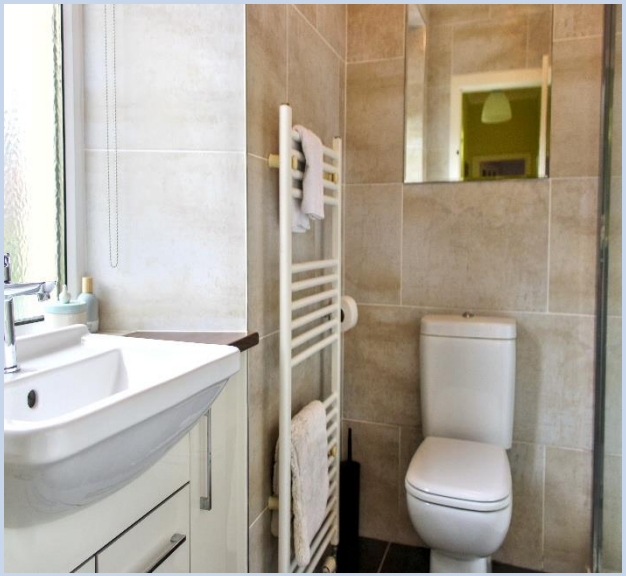
The property has gas central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The built-in electric hob and gas oven, the free-standing fridge/freezer, and the under-counter washing machine in the kitchen.

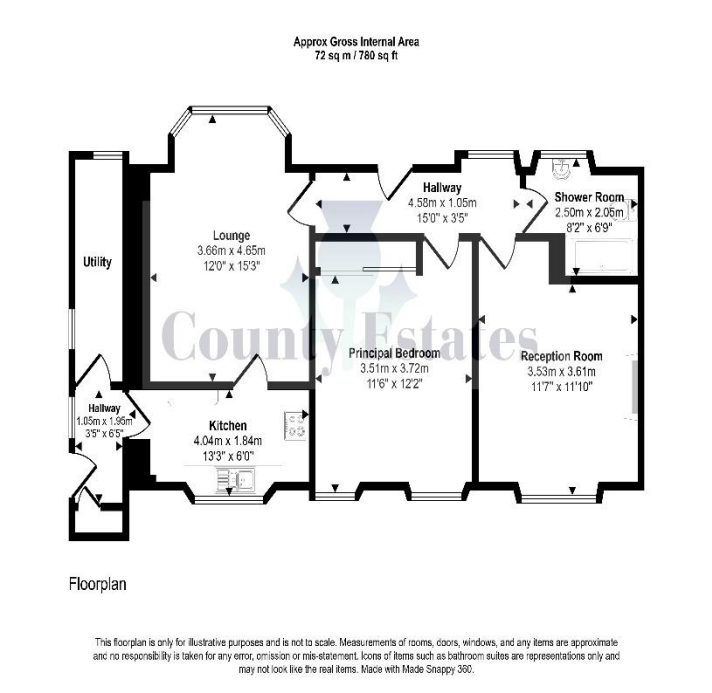
Home Report

To view this home report, please email us on admin@county-estates.net









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