



**20 ACHRAY COURT  
ALLOA  
FK10 1QG**

This MID TERRACED VILLA will appeal to those seeking flexible accommodation over two levels. Currently the property comprises on the ground floor, hall, vestibule, kitchen and large lounge/diningroom. Upstairs there are three bedrooms and a bathroom along with access to useful attic space. The property benefits from white meter heating and double glazing where stated. There are garden grounds to the front and rear. The rear garden grounds are enclosed and also have a useful outhouse.

**FIXED PRICE £65,000**

## GENERAL DESCRIPTION:

This mid terraced villa will appeal to those seeking competitively priced accommodation over two levels. The ground floor comprises hall, vestibule, lounge/diningroom and kitchen. Upstairs there are three bedrooms and a bathroom along with access to the loft space. The property benefits from white meter heating and double glazing where stated. To the front and rear there are garden grounds with the rear garden being enclosed and having a useful brick storage shed. Alloa is well served by its own supermarkets and more traditional High Street shops catering for most daily needs. Sporting, leisure and recreational opportunities also abound along with a number of bars and restaurants. For the commuter there is ready access by road or rail to many other areas of commerce within the central belt. Schooling at all levels is also to hand. Early viewing is recommended.

## TRAVEL:

From Alloa town centre take Old Brig Road heading north. At the mini roundabout turn right onto Devon Road, carry along this road until it becomes Forth Crescent. Achray is the second turning on the right hand side. No. 20 is towards the end.

## ACCOMMODATION:

All sizes are approximate

## RECEPTION HALL:

Entry is gained via a timber and glass door into the reception hall which has stairs to the upper level. Timber and glass door through to lounge. Bifold door to cloak/inner vestibule.

## INNER VESTIBULE: 5'10 x 5'1 (1.7m x 1.5m)

The inner vestibule has wall mounted coat hook and telephone point. Access through to the kitchen. Currently utilised as additional storage space for upright fridge/freezer.

## KITCHEN: 11'6 x 11'0 (3.5m x 3.3m) maximum point

The kitchen has a double glazed window to the rear. Fitted floor and wall mounted units with coordinated work surfaces and part tiled splashback. Stainless steel sink with drainer to side. Space and point for freestanding cooker. Plumbed recess for washing machine. Space for table and chairs. Access through to the rear vestibule which in turn leads to the lounge/diningroom and

gives access to the back door.

## LOUNGE/DININGROOM: 21'2 x 10'5 (6.4m x 3.1m)

The lounge/diningroom has double glazed windows to the front and rear. Dado rail. Television point. Ample space for freestanding furniture.

## LANDING:

The upper landing has service hatch into loft space. Access to three bedrooms and bathroom.

## BEDROOM 1: 13'10 x 10'0 (4.2m x 3.0m)

This double bedroom has double glazed window to the front. Fitted coving. Space for freestanding furniture. TV point.

## BEDROOM 2: 10'11 x 6'6 (3.3m x 1.9m)

Double glazed window formation to the front. Fitted coving. Built-in wardrobe.

## BEDROOM 3: 10'4 x 7'1 (3.1m x 2.1m)

The third bedroom has double glazed window to the rear. Continued use of fitted coving. Built-in mirrored wardrobe. Space for freestanding furniture.

## BATHROOM:

The bathroom has an opaque double glazed window to the rear. Fitted three piece suite comprising low level w.c., wash hand basin and panelled bath with overbath shower. Tiled walls.

## GARDENS:

To the front of the property there is a small well kept garden area whilst to the rear there is an enclosed yard style garden complete with an outhouse.

## VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:** Negotiable

**COUNCIL TAX** Band 'A' - £1027.71

**REF:** KMCL/A1101

## HOME REPORT:

A Home Report is available for this property.

## DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of



any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

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