



**20 BRAEHEAD, ALVA, FK12 5JR**

**FIXED PRICE £75,000**

**Russel+Aitken**  
solicitors and estate agents

## GENERAL DESCRIPTION:

In need of cosmetic upgrading, this competitively priced END TERRACED VILLA offers spacious accommodation over two levels. On the ground floor there is a welcoming reception hall, lounge, kitchen and bathroom. Upstairs there are three generous bedrooms. The property has gas fired central heating and double glazing installed. To rear is an enclosed garden area with off-street parking to side. Early viewing is strongly advised.

Alva is a growing town enjoying a unique position at the base of the Hillfoots, amidst some of Scotland's most stunning scenery. Within the town good local amenities from the traditional High Street to restaurants, hotels and cafes cater for most daily needs with more extensive amenities to be found at either Stirling or Alloa, both only a short distance by either private or public transport. For the commuter there is easy access to the national motorway networks and therefore other areas of commerce. Schooling for all ages is to hand as are a wide and diverse range of sporting, leisure and recreational pursuits.

## TRAVEL:

Upon entering the town of Alva proceed west along West Stirling Road, at the union of West Stirling Road and East Stirling Street turn left along Brook Street then 1st right onto Ochil Road and 1st left onto Braehead. No 20 is on your right hand side.

## MEASUREMENTS:

Lounge: 15'05 x 12'02 (4.6m x 3.7m)

Kitchen: 11'03 x 11'00 (3.3m x 3.4m)

Bathroom: 8'0 x 7'03 (2.4m x 2.1m)

Bedroom 1: 13'05 x 12'02 (4.1m x 3.6m)

Bedroom 2: 11'03 x 11'00 (3.4m x 3.4m)

Bedroom 3: 10'8 x 8'2 (3.1m x 2.4m)

## VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

## ENTRY:

Negotiable.

## COUNCIL TAX:

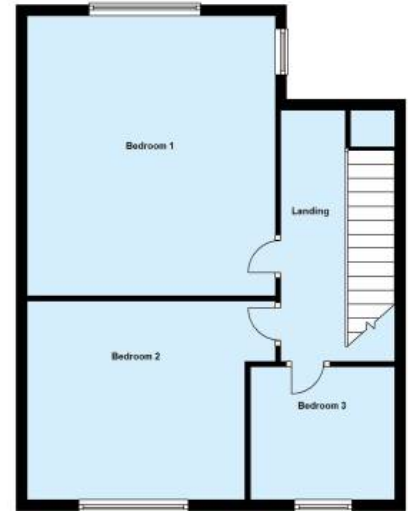
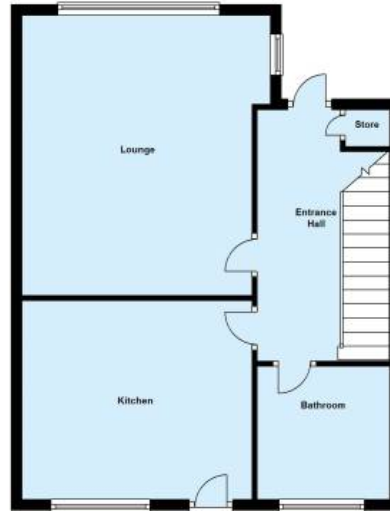
Band 'B' - £1,099.00

## REF:

KMcL/A1136

## 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. Floorplans are not to scale.

**NOTES OF SALE:**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

All services/appliances have not and will not be tested and cannot be guaranteed or warranted. The property is sold as seen.

**HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.





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