



4 RIVERSIDE VIEW, ALLOA, FK10 1BU

**FIXED PRICE £86,000**

Russel+Aitken  
solicitors and estate agents

### GENERAL DESCRIPTION:

This charming SEMI DETACHED BUNGALOW will appeal to those seeking well proportioned easily maintained accommodation. All on one level the property comprises L-shaped reception hall, lounge, fitted kitchen, two bedrooms and shower room. The property is further enhanced by white meter heating and double glazing has been installed. There are easily maintained mature garden grounds and a car port to the side with driveway affording additional offstreet parking if required. Early internal inspection is strongly advised.

Set in a tranquil residential setting this property will be of broad appeal to a wide spectrum of the market. Alloa is a picturesque town well served by a wide and diverse range of local amenities catering for most daily needs. For the commuter there is access by road or rail to most areas of commerce within the central belt. Alloa railway station provides regular services direct to Glasgow Queen Street with a change at Stirling and frequent services to Stirling. The new direct morning commuter service to Edinburgh and evening return has just been introduced. Alloa is well placed within the central belt for the A907 running through the town connecting to Stirling and Dunfermline with the new upper Forth crossing, the Clackmannanshire Bridge, providing easier and quicker access to the motorway network to Edinburgh and Glasgow. Schooling for all ages is to hand along with an extensive range of sporting, leisure and recreational facilities.

### TRAVEL:

From the town centre travel along Broad Street into Limetree Walk. Take the first left past Alloa Academy. Turn left along Bowhouse Road. Take the 2nd turning on the right hand side into Riverside View. No. 4 is on the right hand side.

### MEASUREMENTS:

Vestibule: 4'11 x 4'10 (1.4m x 1.4m)

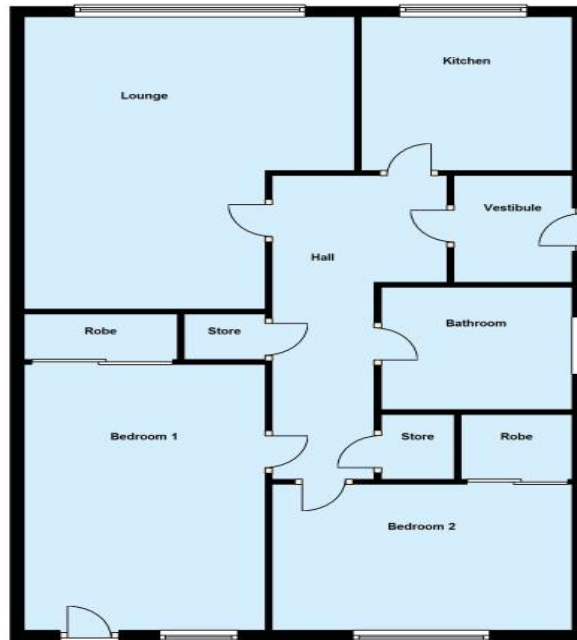
Lounge: 17'7 x 13'7 (5.3m x 4.1m)

Kitchen: 9'9 x 7'7 (2.9m x 2.3m)

Bedroom 1: 11'8 x 10'4 (3.3m x 3.0m)

Bedroom 2: 9'7 x 6'11 (2.9m x 2.1m)

Bathroom: 7'7 x 5'11 (2.0m x 1.8m)





**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'C' - £1370.20

**REF:**

AA/A1126

**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.

**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.

**Russel+Aitken**  
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