



**1A GRANGE ROAD
ALLOA
FK10 1LR**

This attractive stone built UPPER CONVERSION offers flexible spacious accommodation close to the heart of Alloa town centre. In a noted ever popular residential district the accommodation comprises wide welcoming entrance vestibule with storage/cloaks cupboard and stairs to main landing which gives access to the hall, superb drawing room, kitchen and diningroom. On the same level is the master bedroom and bathroom. A staircase leads to two more double bedrooms and a generous storage area. The subjects have had double glazing and gas central heating installed. There are secluded mature established garden grounds complete with greenhouse, garden shed, workshop and mature fruit trees. Early viewing is strongly recommended.

FIXED PRICE £185,000



GENERAL DESCRIPTION:

This deceptively spacious upper conversion will appeal to a broad spectrum of the market. Well proportioned rooms afford flexible accommodation over three levels. On the ground floor there is a main door leading into a welcoming wide reception vestibule with cloaks cupboard and stairs which lead onto a landing with access to the hall, drawing room, kitchen, master bedroom and bathroom. A second stair then leads to two further double bedrooms and a small storeroom. Gas central heating and double glazing have been installed. To front the subjects have a driveway and workshop, whilst to rear there is a secluded mature private garden complete with greenhouse, garden shed and

established fruit trees. Alloa is a growing town bursting with amenities from supermarkets and the traditional High Street catering for most daily needs to thriving restaurants and bars. The new railway station has recently been opened which along with good access to the national motorway network gives good journey times to many areas of commerce within Central Scotland. Schooling for all ages is also to hand as are a diverse range of sporting, leisure and recreational facilities.

TRAVEL:

From Alloa town centre proceed along Bank Street turning right into Bedford Place and carry on until you reach Grange Road. 1A is on your right hand side.

ACCOMMODATION:

All sizes are approximate

**ENTRANCE VESTIBULE:
10'8 x 6'9 (3.2m x 2.0m)**

Entry is gained via a timber door into a wide welcoming vestibule. The vestibule has double glazed window to front. Stairs to upper level. Large walk-in cloaks/storage cupboard. Fitted carpet floorcovering.

HALF LANDING:

The half landing gives access to the hall as well as leading to the main landing.

HALL:

The hall allows access to the lounge, kitchen and diningroom.



MASTER BEDROOM:
12'7 x 11'2 (3.8m x 3.4m)

The master bedroom has double glazed window to front. Cornice work. Picture rail. Built-in wardrobes to two walls. Fitted carpet floorcovering. Please note these measurements excludes the built-in wardrobes to two sides which would increase floor area if required.

BATHROOM: 9'3 x 8'9
(2.8m x 2.6m)

Large bathroom with opaque coloured double glazed window. Low level w.c, wash hand basin, panelled bath with overbath shower unit. Tile effect floor covering.

UPPER LANDING:

The upper landing has a borrowed window formation for natural light. Access to two bedrooms and a large walk-in cupboard. Fitted carpet floorcovering.

LOUNGE: 21'4 x 18'6
(6.5m x 5.6m)

This superb former drawing room still retains many period features. The room has a large walk-in double glazed bay window to front. Elaborate cornice work with plaster relief. Focal coal effect gas fire with hearth and surround. Fitted carpet floorcovering. Television point. Ample space for freestanding furniture.

DININGROOM: 17'7 x 11'2
(5.3m x 3.4m)

The diningroom has double glazed window to rear. Cornice work. Large built-in cupboards to full length of one wall. Fitted floor and wall mounted units with co-ordinated work surfaces in L-shaped configuration incorporating

breakfast bar. Breakfast bar. Fitted carpet floorcovering. Ample space for freestanding furniture. Please note these measurements excludes the depth of the built-in additional storage cupboards which run the full length of the far wall.

KITCHEN: 14'4 x 6'4
(4.3m x 1.9m)

The kitchen has double glazed window to side. Coving. Service hatch through into roof void. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks. Built-in fridge/freezer, washing machine, 5 ring gas hob with oven/grill beneath and extractor hood above, 1 1/2 bowl sink with monomixer tap

and drainer to side.

MAIN LANDING:

The main landing has stairs to upper level. Access to master bedroom and bathroom.

BEDROOM 2: 16'9 x 12'0
(5.1m x 3.6m)

Second generous double bedroom with double glazed window to rear. Part coombed ceiling. Fitted carpet floorcovering. Walk-in storage cupboard.





BEDROOM 3: 14'6 x 11'3 (4.4m x 3.4m)

The third double bedroom has walk-in double glazed bay window to front. Part coombed ceiling. Fitted carpet floorcovering. Ample space for freestanding furniture.

GARDENS:

To front, side and rear there are garden grounds. To the front of the property there is a workshop with driveway affording additional off-street parking whilst to the rear of the property there is a secluded mature garden enclosed established garden complete with greenhouse, timber garden shed and a variety of mature fruit trees, flowering

plants and shrubs forming an attractive setting.

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'E' - £1,866.98

REF:

KMcL/A1100

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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