



**31 SCHOOL TERRACE, COALSNAUGHTON, FK13 6JE**

**FIXED PRICE £59,995**

**Russel+Aitken**  
solicitors and estate agents

**GENERAL DESCRIPTION:**

This UPPER QUARTER VILLA offers flexible accommodation within a popular residential location. Accessed by its own main door, the 1st floor level accommodation comprises welcoming hall, large lounge, fitted kitchen, master bedroom with shower room, second double bedroom and bathroom. The property benefits from double glazing and gas fired central heating has been installed. There are garden grounds to rear which also encompass a timber garage and driveway affording additional off-street parking if required. Local amenities cater for daily needs with more extensive facilities to be found closer to Alloa town centre. For the commuter there is ready access to many further areas of commerce within the Central belt by either private or public transport. Schooling for all ages is to hand along with a wide and diverse range of sporting, leisure and recreational facilities. Early inspection is strongly advised.

**TRAVEL:**

From Fishcross take the B9140 Pitfair Road heading towards Coalsnaughton. Travel along Wardlaw Street taking the 1st turning on your left into Hawthorn Avenue and then left at the T-junction onto Blackfaulds Road. Turn 1st right into School Terrace and No 31 is towards the end.

**MEASUREMENTS:**

Lounge: 15'0 x 12'10 (4.5m x 3.9m)

Kitchen: 12'01 x 7'02 (3.6m x 2.1m)

Bedroom 1: 12'8 x 9'01 (3.8m x 2.7m)

Bedroom 2: 12'8 x 8'08 (3.8m x 2.6m)

**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

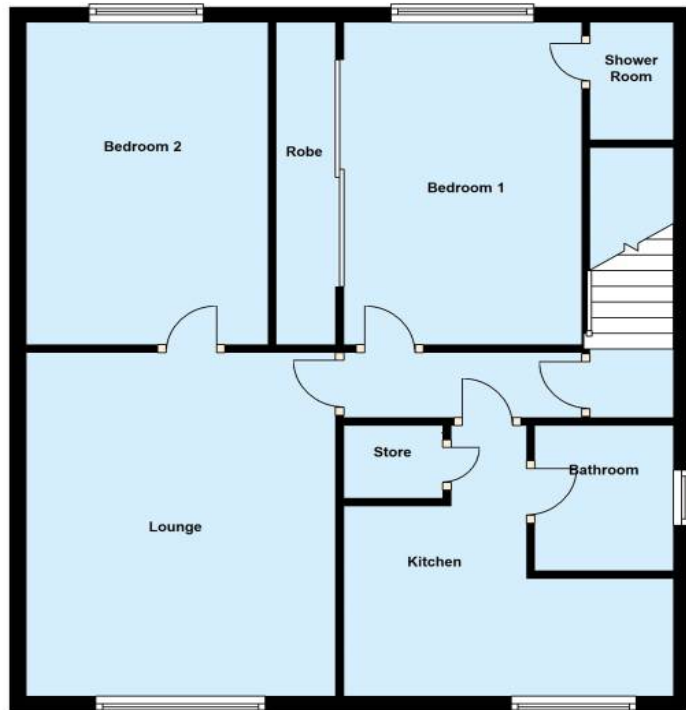
Band 'A' - £1,018.35

**REF:**

KMcL/A1129

**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.



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