



**16 BELLEVUE ROAD  
ALLOA  
FK10 1LG**

16 Bellevue Road is a beautifully maintained and presented 3 bedroomed DETACHED VILLA forming part of a residential cul-de-sac within the town of Alloa. An ideal first family home in a popular location within the town of Alloa, close to local primary school, nursery and parks. Over two levels the accommodation comprises entrance vestibule, large lounge, separate diningroom, fitted kitchen, two double bedrooms, single bedroom and a bathroom. The subjects benefit from gas central heating, an alarm system and double glazing. To front there is an open garden with driveway to side leading to the garage and affording off-street parking. Whilst to the rear there is an enclosed easily maintained garden area with pergola and sundeck forming a delightful setting from which to enjoy the summer. Early viewing is strongly advised.

**FIXED PRICE £139,995**



#### GENERAL DESCRIPTION:

Alloa is a growing town well served by extensive facilities catering for most needs. There are numerous shops and supermarkets along with a number of bars and restaurants. Schooling for all ages is to hand along with a newly constructed College of Further Education. For the commuter there is good access by road and rail to many other areas of commerce towards Edinburgh, Glasgow and Stirling. Sporting, leisure and recreational facilities also abound from football to fishing, hill walking to cycling and many other activities are to be found in and around the surrounding area.

#### TRAVEL:

From the A907 Ring road bear left onto Izatt Street, at the

roundabout take the 2nd exit onto Marshall and then at the next roundabout take the 2nd exit onto Glasshouse Loan. Turn right onto Caledonian Road then right onto Bellevue Road. No 16 is on the right hand side.

#### ACCOMMODATION:

All sizes are approximate

#### ENTRANCE VESTIBULE: 5'7 x 4'5 (1.7m x 1.3m)

Entry is gained via a double glazed door into a well presented entrance vestibule. The vestibule has stairs to upper level. Laminate flooring. Access through to the lounge.

#### LOUNGE: 13'10 x 13'9 (4.2m x 4.1m) max points

The lounge has large double glazed window to front providing ample natural light. In good decorative order the room

has an understair storage cupboard. Fitted coving. Continued use of laminate flooring. Television point. Ample space for freestanding furniture. Twin astragal doors through to the diningroom.

#### DININGROOM: 10'4 x 8'4 (3.1m x 2.5m)

The diningroom has double glazed patio doors through to the garden. Attractively decorated the room has fitted coving and laminate flooring. Space for freestanding diningroom furniture. Access through to the kitchen.





**KITCHEN: 10'4 x 7'5 (3.1m x 2.2m)**

The kitchen has an opaque double glazed door through to the garden with double glazed window also overlooking the garden area. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks into which has been recess 1 ½ bowl stainless steel sink. Built-in ceramic hob with oven/grill beneath and extractor hood above. Plumbed recess for washing machine, fridge and space/point for freezer. Tiled effect laminate flooring to match kitchen units and work surfaces.

**LANDING:**

The upper landing is also well presented. There is a service hatch into the partially floored loft space. Useful airing cupboard and

access to three bedrooms and bathroom.

**BEDROOM 1: 11'1 x 10'8 (3.6m x 3.2m)**

The master bedroom has double glazed window to front. Large built-in mirrored wardrobe with shelf and clothes rail. Laminate floorcovering.

**BEDROOM 2: 10'8 x 10'2 (3.2m x 3.1m) max points**

The second double bedroom has double glazed window to rear, again in good order. There is continued use of laminate flooring. Large built-in mirrored wardrobes. Ample space for freestanding furniture.

**BEDROOM 3: 8'4 x 7'8 (2.5m x 2.3m) max points**

The third bedroom has

double glazed window formation to front. Overstair storage cupboard. Continued use of laminate flooring. Space for freestanding furniture.

**BATHROOM:**

Beautifully presented bathroom with opaque double glazed window to rear. Fitted low level w.c.



and wash hand basin. Timber panelled bath with thermostatic shower above. Extensive tiling to walls. Continued use of laminate floorcovering.

**GARDENS:**

To the front of the property there is an open lawned garden area with driveway to side affording access to the garage and additional off-street parking. To the rear of the property there is an enclosed landscaped garden area with paving, sundeck and pergola forming an attractive setting from which to enjoy the coming summer. There is pedestrian access from the rear garden to the garage.

**GARAGE:**

Single garage with light and power. Door through to garden.

**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'E' - £1,884.14



**REF:**  
KMcl/A1112

**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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