70 SANDPIPER MEADOW
ALLOA
FK10 1QU

This stylish modern SEMI DETACHED VILLA with integral garage is pleasantly situated in a select development of executive homes convenient for all the facilities of Alloa town centre and the local railway station. The property provides spacious well arranged accommodation over two levels comprising on the ground floor welcoming reception hallway, w.c, bright lounge and a superb well appointed kitchen/diningroom. On the upper floor there are three well proportioned bedrooms (master ensuite) and a generous bathroom. Double glazing and gas fired central heating have been installed.

FIXED PRICE £145,000

Russel + Aitken
solicitors and estate agents

GENERAL DESCRIPTION:
This stylish modern semi detached villa with integral garage is pleasantly positioned within the desirable and much sought after private residential estate of select properties positioned to the eastern outskirts of Alloa town centre. The property which was built circa 2008 is of a style successful in design providing thoroughly well arranged accommodation over two levels ideally suited to the client with a young/growing family. Accommodation comprises on the ground floor:- welcoming reception hallway, w.c, bright lounge and spacious well appointed kitchen/diningroom with double glazed doors giving access to the garden. The upstairs accommodation comprises master bedroom with generous ensuite shower room, two further bedrooms and spacious bathroom. There is a useful insulated loft space, gas central heating and double glazing have been installed.

There are enclosed garden grounds to rear forming an ideal child safe playarea whilst to front is an open plan lawn area with double driveway giving access to the integral garage and affording additional off-street parking if required. There are a wealth of quality fittings and fixtures throughout to include hardwood flooring and integrated appliances. All in all a stylish well proportioned home ideally suited to a client with a growing/young family or indeed the young professionals as this home offers both space and flexibility in its use. Full appreciation on internal inspection.

LOCATION:
The town of Alloa is a commuter town situated on the banks of the River Forth, there are excellent commuter links via the recently re-opened railway station from where there is a direct link to Glasgow Queen Street and Edinburgh. The A907 runs through the town in turn connecting to the new Upper Forth Crossing, The Clackmannanshire Bridge for speedy connections to the motorway network to both Edinburgh and Glasgow. Alloa town centre has a wide variety of local shops and facilities, banks, post office, chemist and several supermarkets, Primary and Secondary Schooling are also to hand.

TRAVEL DIRECTIONS:
Travelling across the Clackmannanshire Bridge bear left at the roundabout then take the 2nd exit at the next roundabout taking the A907 heading towards Alloa. Proceed along the A907 and at the 2nd roundabout (Morrisons), take the 1st exit on your left, turning left into Sandpiper Meadow. No 70 is towards the end on your left hand side.

ACCOMMODATION:
All sizes are approximate

RECEPTION HALLWAY: 7'6 x 6'2 (2.2m x 1.8m) max points
Entry is gained via a double glazed door into a fresh welcoming reception hallway. The hall has stairs to upper level with storage space beneath. Fitted coving. Hardwood flooring. Wall mounted alarm system. Doors through to w.c and lounge.

W.C:
In fresh decorative order the w.c. has ceiling mounted extractor fan. Continued use of hardwood flooring. Low level w.c. and wash hand basin. Further matching bathroom fitments.

LOUNGE: 14'3 x 10'0 (4.3m x 2.6m)
Bright well proportioned lounge with three framed double glazed windows to rear. Fitted coving. Hardwood flooring. Bracket for wall mounted flat screen television. Door through to kitchen. Ample space for freestanding furniture.

KITCHEN: 15'6 x 8'6 (4.7m x 2.5m)
Large spacious kitchen with twin double glazed windows to rear and central double glazed French doors giving access through to garden/patio. The kitchen is equipped with fitted floor and wall mounted units with Beech effect work surfaces and tiled splashbacks. 1 ½ bowl stainless steel sink with monomixer tap and drainer to side. Built-in matching oven with 4 ring gas hob and extractor hood above. Plumbed recess for washing machine and tumble dryer. Built-in wine rack. Space for freestanding fridge/freezer. Ample space for freestanding table and chairs. Hardwood flooring.

LANDING:
Access to the upper level is via a stair with neutral self coloured carpet. The landing has service hatch into insulated loft space. Recessed ceiling downlights. Airing cupboard. Access to three bedrooms and bathroom.

MASTER BEDROOM: 11'3 x 9'6 (3.4m x 2.9m)
The master bedroom is again in good decorative order with double glazed window to rear overlooking the garden. Built-in mirrored wardrobes. Hardwood flooring. Ample space for freestanding furniture. Door to ensuite shower room.

ENSUITE SHOWER ROOM:
The ensuite shower room has opaque double glazed window to side. Large shower cubicle with thermostatic shower. Low level w.c. and wash hand basin. Part tiled walls. Real slate floor. Wall mounted shaver point. Further matching bathroom fitments.

BEDROOM 2: 15'2 x 8'8 (4.6m x 2.6m)
Second double bedroom with double glazed window to front. Built-in mirrored wardrobes. Hardwood flooring. Again, space remains for freestanding furniture.

BEDROOM 3: 11'2 x 7'4 (3.4m x 2.2m)
The third bedroom currently set as a home study/office has double glazed window to rear. Built-in mirrored wardrobes. Hardwood flooring.

BATHROOM:
The family bathroom has opaque double glazed window to front. Panelled bath with tiled surround and shower mixer tap, low level w.c. and wash hand basin. The bathroom which is unusually large has a tiled floor and large walk-in storage cupboard. There is a wall mounted shaver point, extractor fan and further matching bathroom fitments.

GARDEN:
To the rear of the property there is an enclosed lawned garden area with paved patio forming an ideal canvas from which to create an ideal setting. To the front of the property there is a further open plan garden area with large monoblock double driveway affording access to garage and additional off-street parking for 2 cars if required.

GARAGE:
The garage has single up-and-over door with light and power. Finished sealed and painted floor.

VIEWING:
Strictly by appointment through our Property Department on 01259 723201.

ENTRY:
Flexible to suit purchaser.

COUNCIL TAX:
Band 'E' - £1,884.14

REF:
KMcL/A1107

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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