



**2 CARPENTERS WYND
ALLOA
FK10 1LY**

This three bedroomed DETACHED VILLA enjoys a prominent position in a sought after quiet residential cul de sac. Over two levels the accommodation comprises reception vestibule, generous lounge with storage space, semi open plan diningroom, fitted kitchen, three double bedrooms and tiled bathroom with four piece suite. The property is further enhanced by gas fired central heating and double glazing. There is a generous enclosed rear garden whilst the partly open front lawn has a large monobloc driveway to the side affording access to the garage and additional offstreet parking. Please note the garage has both hot and cold water, light and power.

OFFERS OVER £130,000

GENERAL DESCRIPTION:

This detached villa will appeal to both the young professional couple and those seeking easily maintained family accommodation. Part of an established residential cul de sac 2 Carpenter Wynd has an enviable location. The property is not far from the town centre where local shops and supermarkets cater for most daily needs with a wide collection of restaurants, bars and cafes forming part of an ever increasing range of leisure, sporting and recreational facilities. There are also in addition a number of clubs and societies catering for a broad spectrum of activities. Schools for all ages are to hand and for the commuter there is good access by road or rail to many areas of commerce within the central belt. Both Glasgow and Edinburgh airports are accessible in under an hour for those needing to travel further afield either for business or pleasure.

TRAVEL:

From Alloa town centre proceed along the ring road into Isaac Street and then straight across at the next roundabout take the second turning on the left which is into Glasshouse Loan and then third turning on the right onto Caledonian Road. Proceed down taking the second turning on the right into Carpenters Wynd. No. 2 is the first house on the right hand side.

ACCOMMODATION:

All sizes are approximate

ENTRANCE VESTIBULE:

Entry is gained via a double glazed door. Stairs to the upper level. Timber and glass door through to lounge. Small floorstanding cupboard housing electrical fuse box.

LOUNGE: 13'10 x 11'11 (4.2m x 3.6m)

Double glazed window to the front. Fitted coving. TV point. Semi open plan to the diningroom.

DININGROOM: 10'2 x 8'3 (3.1m x 2.5m)

Double glazed patio doors through to the garden. Fitted coving. Space for freestanding dining room furniture. Door through to kitchen.

KITCHEN: 10'3 x 8'2 (3.1m x 2.5m)

Twin double glazed windows to the rear. Double glazed door through to the garden. Fitted floor and wall mounted units with tiled splashback and matching work surfaces Built-in stainless steel oven., wine rack, 1½ bowl stainless steel sink with mono mixer tap and drainer to the side. Wall mounted extractor fan. Space and point for washing machine and dishwasher.

LANDING:

The upper landing has service hatch into insulated loft space. Airing cupboard. Access to three bedrooms and bathroom. The airing cupboard also houses the gas central heating boiler.

BEDROOM 1: 11'8 x 10'2 (2.5m x 3.0m)

Double glazed window to the front. Built-in wardrobes. Ample space for freestanding furniture.

BEDROOM 2: 10'2 x 9'8 (2.1m x 2.9m)

Second double bedroom has double glazed window to the rear. Ample space for freestanding furniture.

BEDROOM 3: 8'2 x 8'0 (2.4m x 2.4m) maximum point

The third bedroom has double

glazed window to the front. Understair storage cupboard. Space for freestanding furniture.

BATHROOM:

Tiled walls and floor. Low level w.c., wash hand basin, bidet and corner bath with overbath shower unit. Ceiling mounted extractor fan. Recessed ceiling downlights. Double glazed window to the rear.

GARDEN:

To the rear of the property there is a large enclosed lawned garden area whilst to the front there is a semi enclosed lawn with large monobloc driveway to the side affording access to the single garage and additional offstreet parking.

GARAGE:

Please note the single garage has both hot and cold water supply, light and power.

VIEWING:

Please contact our Property Department on 01259 723201

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'E' - £1866.98 (2010/11)

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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