



19 QUEEN STREET, ALLOA, FK10 2AR

FIXED PRICE £189,995

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This truly superb SEMI DETACHED Victorian villa has been carefully enhanced and enlarged to offer spacious flexible accommodation. Beautifully decorated throughout the rooms comprise entrance vestibule, welcoming reception hall, bay windowed lounge, family room, large refitted dining kitchen, fitted utility room, bedroom 4 and bathroom on the ground floor. Upstairs there is a generously proportioned master bedroom with Romeo and Juliet balcony, 2 further bedrooms and a shower room. Gas central heating and double glazing have been installed. A particular feature of the property are the enclosed rear gardens complete with sundeck, lawn and children's play areas. The rear gardens also encompass a useful timber garden shed.

Alloa is a growing town with many local amenities catering for daily needs. For the commuter there is good access by road and rail to many areas of commerce within the central belt or for those needing to travel further afield for either business or pleasure both Glasgow and Edinburgh airports can be reached easily in under 1 hour. Schooling for all ages is to hand as is the soon to be opened College of Further Education. Sporting, leisure and recreational opportunities abound from football to fishing, golf to bowling, country parks to cycling naming just a few.

TRAVEL:

From Alloa town centre proceed along the ringroad into Izatt Street and at the roundabout take the 3rd exit onto Mar Place. Carry along Mar Place taking the 3rd turning on your right into Hill Street. Proceed along Hill Street and at the crossroads carry straight on into Hill Place. Take the 1st turning on your right into Queen Street and No 19 is approximately half way along on your left hand side.





VIEWING:

Strictly by appointment through our Property Department on 01259 723201.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'C' - £1,370.28

REF:

KMcL/A1116

MEASUREMENTS:

Sittingroom: 17'03 x 12'09 (5.26m x 3.89m)

Lounge: 17'04 x 11'07 (5.28m x 3.54m)

Kitchen: 17'11 x 11'09 (5.48m x 3.57m)

Utility: 9'11 x 5'06 (3.03m x 1.68m)

Bathroom: 9.03 x 5'04 (2.81m x 1.63m)

Bedroom 4: 13'05 x 10'01 (4m08 x 3.07m)

Bedroom 1: 14'10 x 13'11 (4.53m x 4.25m)

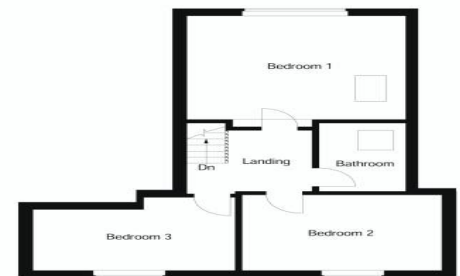
Bedroom 2: 13'04 x 10'04 (4.06 x 3.15m)

Bedroom 3: 13'05 x 9'11 (4.08m x 3.07m)

Bathroom: 9'05 x 5'10 (2.80m x 1.79m)



Ground Floor



First Floor







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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