



**53 SMITHFIELD LOAN
ALLOA
FK10 1NH**

This beautifully presented and maintained GROUND FLOOR FLAT offers ideal easily maintained accommodation all on one level, suited to a broad spectrum of the market. Subjects comprise: newly painted tenement entrance, welcoming reception hall (additional storage), bright spacious lounge with dining area and open plan to kitchen. Well proportioned double bedroom with large freestanding wardrobe including various storage sections and tiled ensuite shower room. The property is double glazed and benefits from recently installed gas fired central heating. To rear there is an enclosed shared garden area mainly laid to lawn with brick storage area/outbuilding.

FIXED PRICE £61,950



GENERAL DESCRIPTION:

Alloa is a growing town, well noted for its central location and extensive shopping, sporting and recreational amenities. For the commuter there is good access by road or rail to many others areas of commerce, from Glasgow to Edinburgh, and Dunfermline to Stirling to name just a few. The town has a recently re-opened railway station with services to Stirling then onto Edinburgh and Glasgow along with a multitude of traditional High Street shops and large supermarket outlets. For those who enjoy the outdoors the countryside can be found literally a few minutes away by car.

TRAVEL:

From our Alloa office proceed along Shillinghill to the roundabout and take the 4th

exit onto Old Brig Road, continue straight across the next roundabout onto Greenside Street and then along Bedford Place. Carry on along Grange Road turning 3rd left into Smithfield Loan. No 53 is half way down on your left hand side.

ACCOMMODATION:

All sizes are approximate

RECEPTION HALLWAY: 9'5 x 3'6 (2.8m x 1.0m)

Entry is gained via timber door with spyhole into welcoming reception hallway. The hall is in fresh decorative order. Fitted cornice. Laminate flooring. Deep storage cupboard providing useful storage and plumbed for automatic washing machine. The reception hallway has access through to lounge and bedroom.

LOUNGE/DININGROOM/ OPEN PLAN KITCHEN: 17'0 x 14'0 (5.1m x 4.2m) max points

Again in superb decorative order, this open plan lounge/diningroom/kitchen has two double glazed windows to rear. The lounge has fitted coving with dining recess and cupboard housing a recently fitted combi gas central heating boiler. Fitted carpet floorcovering. Dining recess to rear. The kitchen is semi open plan and has double glazed window to rear. Fitted floor and wall mounted units with granite effect work surfaces and tiled splashbacks into which has been set 1 ½ bowl sink with monomixer tap and drainer. Stainless steel oven/grill. Space and point for upright fridge/freezer. Laminate flooring.



BEDROOM 1:12'9 x 12'5 (3.8m x 3.7m)

Again in superb decorative order, the bright double bedroom has twin double glazed windows to front. Fitted cornice. Recessed display alcove with storage space beneath and shelving above. Fitted carpet floorcovering. Door through to ensuite. Please note that the

freestanding wardrobe running almost the full length of the near side wall is to be included within the competitive purchase price. In addition to shelving and clothes rail the wardrobe also has basket/drawer system for additional storage.



ENSUITE:

The ensuite shower room has an opaque double glazed window to front. Tiled shower cubicle with complimentary tiling to walls. Low level w.c. and wash hand basin. Tile effect flooring. Wall mounted bathroom cabinet and mirror. Further matching bathroom fittings to be included within the purchase price.

GARDENS:

To the rear of the property there is a communal shared garden area

extensively laid to lawn with a brick outbuilding providing additional storage if required.

EXTRAS:

All carpets and floorcoverings, blinds, oven, hob and wardrobe are to be included within purchase price.

VIEWING:

Strictly by appointment through our Property Department on 01259 723201.



ENTRY:

Negotiable.

COUNCIL TAX:

Band 'A' - £1,018.35

REF:

KMcL/A1114

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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