



**15 DELANEY COURT  
ALLOA  
FK10 1RA**

This beautifully presented extended DETACHED VILLA offers flexible accommodation suited to a broad spectrum of the market. Over two levels the property comprises reception hall, lounge with focal fireplace, separate diningroom, garden room, fitted dining kitchen, utility room and w.c. Upstairs there is a master bedroom with ensuite shower room, three further bedrooms and bathroom. Gas central heating. Double glazing. Landscaped gardens with garden shed and driveway.

**FIXED PRICE £180,000**

**GENERAL DESCRIPTION:**

This beautifully presented detached villa forms part of a much sought after residential cul-de-sac. Maintained to an exceptional standard, the subjects comprise reception hall, lounge, diningroom, garden room, fitted dining kitchen, utility room and w.c on the ground floor. Upstairs there is a master bedroom with ensuite shower room, three further bedrooms and a bathroom. The property has gas fired central heating and double glazing. To rear there is a landscaped garden complete with paved patio and garden shed whilst to front there is a monobloc driveway affording off-street parking for a number of cars. Close to schooling for all ages and well placed for commuting

via either road or rail, east towards Edinburgh or west towards Glasgow. Early inspection is strongly advised. Alloa also has a wide and diverse range of sporting, leisure and recreational amenities from golf to bowls or cricket to football, the town has something for everyone, not to mention the number of good restaurants, hotels and bars.

**LOCATION:**

The thriving town of Alloa is a commuting town nestling between the Ochil Hills and the River Forth. There is a wide range of High Street shopping, supermarkets, banks, library, post office, health centre and a wide range of leisure facilities to include the leisure bowl sports complex and swimming

pool, several golf courses, cricket club and the West End Park almost directly opposite the small development which features a play area, football ground with changing rooms, mature woodland and keep fit trail. There are several nurseries nearby to include the ABC Nursery in Grant Street and Little Acorns in Grange Road. The highly regarded St Johns Primary School is just 1/2 a mile away. The brand new Alloa Academy secondary school is approximately 1/2 a mile. Alloa railway station provides a regular hourly service direct to Glasgow Queen Street with a change at Stirling for onward travel to Edinburgh. A new direct morning commuter service to Edinburgh and evening return has just been introduced. Alloa is well placed within the central belt with the A907 running through the town connecting to Stirling and Dunfermline with the new Upper Forth Crossing 'The Clackmannanshire Bridge' providing easier and quicker access to the motorway network to Edinburgh and Glasgow.



co-ordinated work surfaces and tiled splashback. 1 1/2 stainless steel sink with mixer tap. Built-in oven/grill with 4 ring gas hob and extractor hood above. Space and point for upright fridge/freezer. Plumbed space and point for dishwasher. Tile effect flooring. Ample space for dining table and chairs. Double glazed doors through to garden room and separate door through to utility room.

**UTILITY ROOM: 5'5 x 5'5 (1.6m x 1.6m)**

The utility room has double glazed door through to the garden. Fitted floor and wall mounted units with co-ordinated work surfaces and tiled splashbacks as per the kitchen. Plumbed space and point for washing machine and tumble dryer. Tile effect flooring.

**ACCOMMODATION:**  
All sizes are approximate

**RECEPTION HALLWAY:**  
Entry is gained via a double glazed door into a reception hall. The hall has stairs to upper level. Coving. Smoke alarm. Doors through to lounge and diningroom. Fitted carpet floorcovering.

**LOUNGE: 13'9 x 13'7 (4.1m x 4.1m)**  
Beautifully presented room with large double glazed window to front. Fitted coving. Focal fireplace with polished stone hearth and timber surround. Television point. Understair storage cupboard. Ample space for freestanding furniture. Door through to kitchen.

**DININGROOM: 17'5 x 8'1 (5.3m x 2.4m) max points**  
A second well presented public room with double glazed window to front. Fitted coving. Airing cupboard. Cupboard housing gas central heating boiler. Laminate flooring. Ample space for freestanding furniture.

**GARDEN ROOM: 12'4 x 11'5 (3.7m x 3.4m)**  
Bright well proportioned and presented garden room with double glazed windows to front and rear and double glazed French doors giving access through to the garden. Continued use of fitted coving. Laminate flooring. Television point. Ample space for freestanding furniture.

**DINING KITCHEN: 9'7 x 9'3 (5.9m x 2.8m)**  
The kitchen has double glazed window to rear overlooking the garden. Fitted coving. Fitted floor and wall mounted units with

**UPPER LANDING:**  
The landing has service hatch through into part floored and insulated loft space. Doors through to four bedrooms and bathroom.





shower unit and tiled surround. Tiled flooring. Further matching bathroom fittings.

**GARDEN:**

A particular feature of this property is the enclosed rear garden. Designed for ease of maintenance and yet constructed to form an attractive setting. The garden is extensively paved with stone chipped area and encompasses a garden shed. To the front of the property there is a further open plan garden area with wide monobloc driveway affording off-street parking for several cars.

**DRIVEWAY:**

A double width monobloc driveway to the front of the property provides off-street parking.

**EXTRAS:**

All fitted carpets and floorcoverings, blinds, oven, hob, extractor hood and garden shed are to be included within the purchase price.

**VIEWING:**

Strictly by appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable to suit the purchaser.

**COUNCIL TAX:**

Band 'E' - £1,884.14

**REF:**

KMcL/A1068

**HOME REPORT:**

A Home Report is available for this property. [www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=1724&postcode=FK10 1RA](http://www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=1724&postcode=FK10 1RA)

**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.

**BEDROOM 1: 13'7 x 12'11 (4.1m x 3.9m) max points**

The master bedroom is again in good order with double glazed window to front. Large built-in wardrobe with shelf and clothes rail. Second additional over stair wardrobe. Laminate flooring. Television point. Door through to ensuite shower room.

front. Built-in wardrobe with shelf and clothes rail. Laminated flooring. Ample space for freestanding furniture.

**BEDROOM 3: 10'4 x 9'6 (3.1m x 2.8m)**

A third double bedroom, again in good order, with double glazed window to rear. Built-in wardrobe. Laminate flooring.

**ENSUITE ROOM: SHOWER ROOM:**

Opaque double glazed window to front. Fitted with three piece suite comprising low level w.c, wash hand basin, tiled shower cubicle with mono thermostatic shower unit. Tile effect flooring.

**BEDROOM 4: 9'3 x 8'4 (2.8m x 2.5m) max points**

The fourth room has double glazed window to rear. Continued use of laminate flooring.

**BATHROOM:**

The bathroom has an opaque double glazed window to rear. Pedestal wash hand basin, low level w.c, bath with overbath

**BEDROOM 2: 13'11 x 8'4 (4.2m x 2.5m)**

Double glazed window to

**Russell+Aitken**  
solicitors and estate agents

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