



**7 HILTON CRESCENT  
ALLOA  
FK10 3SL**

A unique DETACHED VILLA which enjoys a superb corner location within a desirable residential setting. The flexible and exceptionally spacious accommodation comprises entrance vestibule, welcoming reception hall, w.c. bright lounge, separate diningroom, familyroom/5th bedroom and dining kitchen all on the ground floor. Upstairs there are four generous bedrooms all with built-in wardrobes and a bathroom equipped with coloured three piece suite. The property has double glazing where stated and gas central heating has been installed. There are beautiful secluded garden grounds encompassed by a stone wall. Extensively laid to lawn with mature flower/shrub bed borders and enclosing a wide detached garage/workshop.

**OFFERS OVER £225,000**



#### GENERAL DESCRIPTION:

This individually designed detached villa offers spacious and flexible accommodation over two levels set within a tranquil cul de sac yet close to Alloa town centre. Traditional High Street shops and supermarkets to suit most daily needs while the local area also offers a wide and diverse range of sporting, leisure and recreational opportunities. For those needing to commute Alloa has its own railway station along with good access to the national motorway network bringing most areas of commerce along the Central Belt into commuting distance. For those needing to travel further afield for either business or pleasure airports at Prestwick, Glasgow and Edinburgh can be reached in under an hour. Schooling for all ages as are opportunities for further education.

#### TRAVEL:

From the town centre take the

Clackmannan road (A907) pass Alloa Football Club and Morrisons and at the second roundabout take the 1st exit travelling along Hilton Road. Take the 1st turning on the left hand side bearing left again into Hilton Crescent with No. 7 on the right hand side.

#### ACCOMMODATION:

All sizes are approximate

#### STORM PORCH:

Entry is gained via timber storm doors into the storm porch which has timber and glass door through to the main reception hallway. Laminate flooring.

#### RECEPTION HALLWAY:

Welcoming L-shaped reception hall. Fitted coving. Stairs to upper level. Continued use of laminate flooring. Access through to lounge, bathroom, diningroom, kitchen and w.c.

#### W.C.

The ground floor w.c. has opaque double glazed window

to the side. Fitted coving. Low level w.c. Wash hand basin. Fitted carpet.

#### LOUNGE: 16'6 x 13'9 (5.0m x 4.1m)

The lounge has an oriel window and double glazed patio doors to the rear giving access to the garden. Fitted coving. Fitted carpet. Ample space for freestanding furniture. TV point.

#### FAMILY ROOM/BEDROOM 5: 13' x 9'9 (3.9m x 2.9m)

Second useful public room also suitable as a bedroom if required. Double glazed window to the front. Continued use of fitted coving. Fitted carpet. Ample space remains for freestanding furniture.

#### DININGROOM: 15'1 x 9'9 (4.6m x 2.9m)

Double glazed window to the front. Fitted coving. Laminate flooring. Ample space for freestanding furniture.

#### KITCHEN: 13'11 x 13'0 (4.2m x 4.0m)

Double glazed windows to the side and rear. Attractive timber stable door through to the garden. Fitted floor and wall mounted units with coordinated work surfaces. Tiled splashbacks. 1 ½ bowl stainless steel sink with mono mixer tap and drainer to side. Built-in Siemens double oven/grill with ceramic hob and extractor hood above. Integrated fridge/freezer, dishwasher and washing machine. Tile effect flooring. Ample space for freestanding dining table and chairs.





#### **LANDING:**

The upper landing is again in keeping with the rest of the property with a bright and spacious nature. Double glazed window to the rear. Service hatch through into loft space. Two cupboards one equipped for airing facilities, the other for storage.

#### **BEDROOM 1: 13'1 x 12'4 (3.9m x 3.7m)**

The master bedroom has double glazed window to the rear. Fitted coving. Built-in 'his' and 'hers' wardrobes both equipped with shelf and clothes rail. Fitted carpet. Ample space for freestanding furniture.

#### **BEDROOM 2: 13'1 x 11'10 (3.9m x 3.6m)**

The second double bedroom has double glazed window to the front. Built-in 'his' and 'hers' wardrobes equipped with shelf and clothes rail. Fitted coving. Fitted carpet.

#### **BEDROOM 3: 11'8 x 10'11 (3.5m x 3.3m)**

The third double bedroom had double glazed window to the front. Fitted coving. Further built-in wardrobe. Fitted carpet. Good space remains for freestanding furniture.

#### **BEDROOM 4: 14' x 10' (4.2m x 3.0m)**

The fourth bedroom has double glazed window to the rear. Fitted carpet. Built-in wardrobe with shelf and clothes rail. Ample space for freestanding furniture.

#### **BATHROOM;:**

Opaque double glazed window to the front. Currently equipped with a 3 piece suite comprising panelled bath, low level w.c. and wash hand basin. The bathroom is of big enough proportion that it could accommodate a 4 piece suite if desired.



#### **GARDENS:**

A particular feature of this unique setting are the mature well established garden grounds which are encompassed by a stone wall providing a secluded setting from which to enjoy the summer months.

There is a driveway leading to wide detached garage which is also situated within the garden grounds which is ideally suited to both garage and workshop as required.

#### **VIEWING:**

Please contact our Property Department on 01259 723201.

#### **ENTRY:**

Negotiable

#### **COUNCIL TAX:**

Band 'F' - £2226.71





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**REF:** KMCL/A1088

**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:**  
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