

# 9A/Land At Clackmannan Road

ALLOA, CLACKMANNANSHIRE, FK10 1RY



*GENEROUS BUILDING PLOT WITH PLANNING  
PERMISSION IN PRINCIPAL GRANTED*



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Rare opportunity to purchase a larger than average building plot. The plot is situated within a popular residential area in Alloa and has planning permission granted in principal for a detached, two-story villa. The plot is approx 756 square meters and all services are close by. Clackmannan Road gives access to the mature and secluded plot which would make a great site for a family home.

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Alloa is nestled between the Ochil Hill and the River Forth. Clackmannan Road is located within a short distance from the town centre which has a variety of High Street shops a health centre, Post Offices banks, restaurants, and bars. Within easy walking distance are supermarkets including Tesco, Asda, and Aldi; Morrison's being a short drive away. Local Schools are similarly very close and just a short walk away. The town offers a good range of sport and leisure facilities, parks and libraries.

Alloa also has its own railway station with direct services to both Edinburgh and Glasgow. The Clackmannanshire Bridge provides an excellent service to commuters through the central belt for connections to Glasgow, Edinburgh, Stirling and Perth. Local public services are close at hand with a bus stop a short walk along the road.

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## The Location







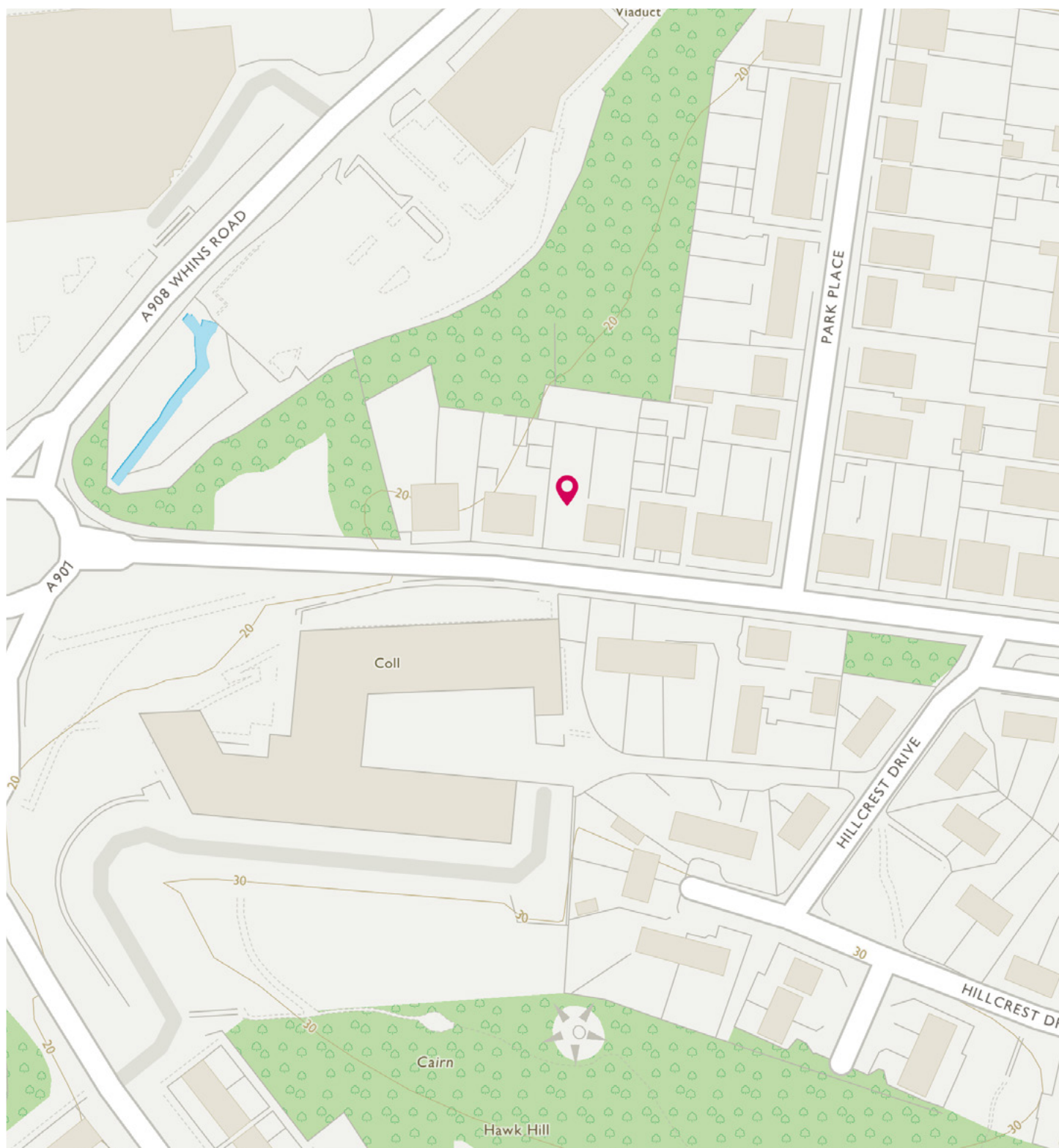


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# McEwan Fraser Legal

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Part  
Exchange  
Available



Text and description  
**CONNIE NUGENT**  
Area Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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