

11 Tower View

SAUCHIE, ALLOA, FK10 3PF



Lovely three bedroom home with large garden grounds



01259 230 800



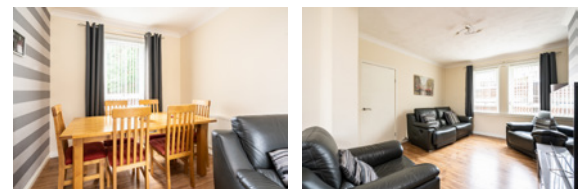
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Sauchie. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in immaculate decorative order, briefly comprising an entrance hallway leading to a lounge with a large window letting in an abundance of light, the dining area has space for a table and six chairs for more formal dining.

THE KITCHEN



The modern and bright kitchen with an integrated gas hob/electric oven with an extractor fan and access to the rear garden. The wonderful three-piece family bathroom with a walk-in shower is also located on the ground level.



THE BATHROOM



Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor with a handy WC.



BEDROOM 1



BEDROOM 2



BEDROOM 3



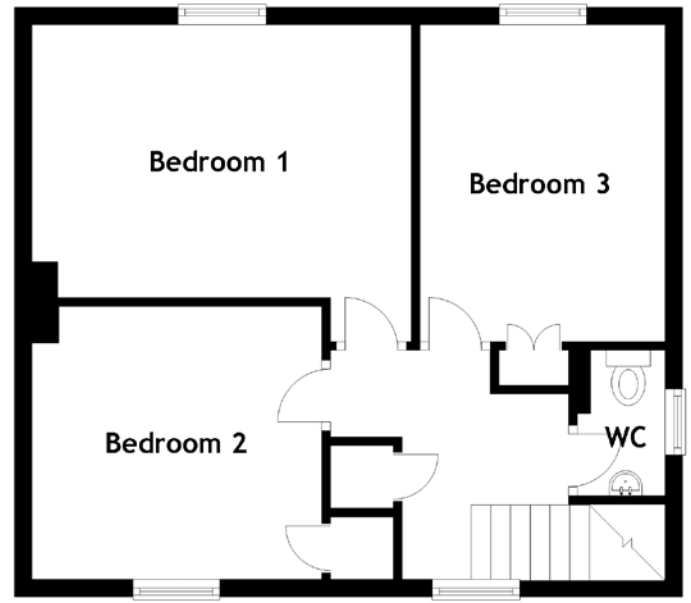
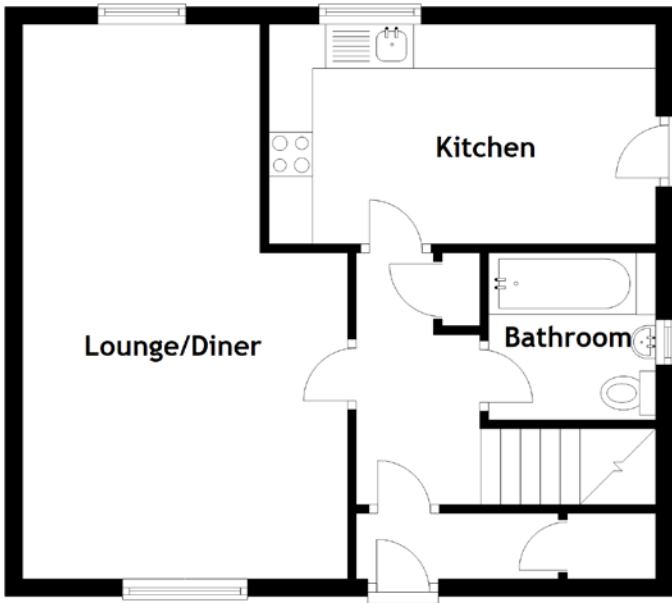
The property is set within good-sized garden grounds which are landscaped to offer low maintenance and is fully enclosed and screened to the rear for privacy and seclusion which include off-street parking to the rear. This property also benefits from gas central heating, full double glazing.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

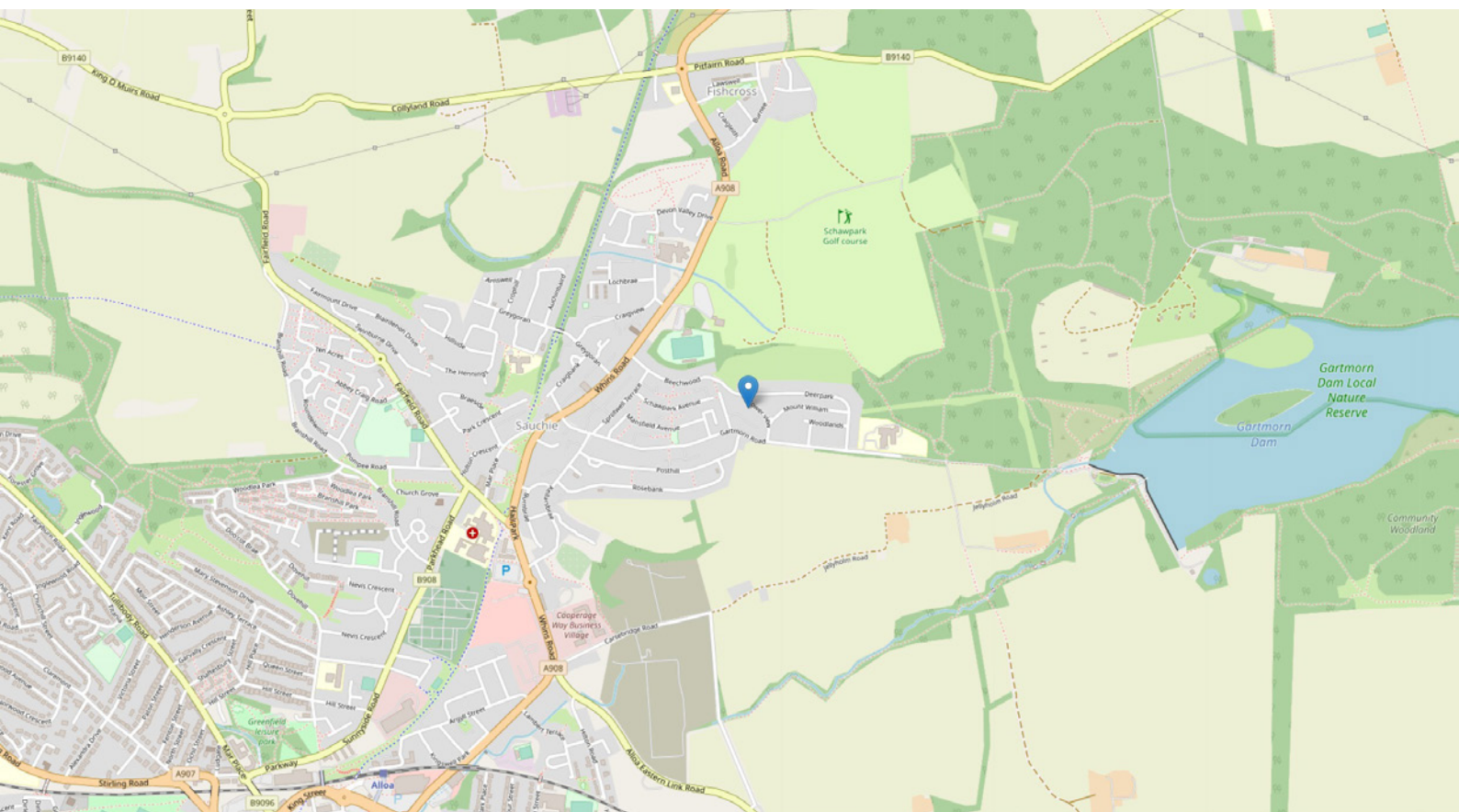
| | |
|--------------|--------------------------------|
| Lounge/Diner | 6.30m (20'8") x 3.70m (12'2") |
| Kitchen | 4.40m (14'5") x 2.50m (8'2") |
| Bedroom 1 | 4.32m (14'2") x 3.60m (11'10") |
| Bedroom 2 | 3.30m (10'10") x 3.10m (10'2") |
| Bedroom 3 | 3.60m (11'10") x 2.90m (9'6") |

Bathroom
WC

1.90m (6'3") x 1.90m (6'3")
1.50m (4'11") x 1.00m (3'3")

Gross internal floor area (m²): 92m²
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



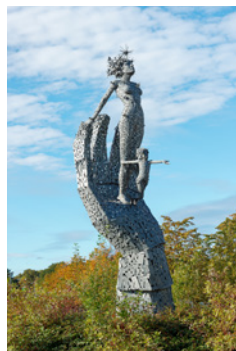
THE LOCATION

Alloa is nestled between the Ochil Hills and the River Forth. The property for sale is conveniently located for access to the town centre with its variety of high street shops, health centre, Post Office, banks, supermarkets, bars and restaurants and a wide selection of leisure facilities, parks, sport centres and library.





There are also schooling facilities available at both primary and secondary levels. Alloa has its own railway station with direct services to Edinburgh and the Clackmannan Bridge provides an excellent service for commuters throughout the Central Belt for connection to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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