

17 Elphinstone Street

ALLOA, KINCARDINE, FIFE, FK10 4RH



Excellent opportunity to purchase this two-bedroom apartment needing modernisation



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We are delighted to bring to the market this two-bedroom upper-floor flat in Kincardine. The property is located in a quiet location. The property would be a fantastic opportunity for Buy-to-Let investors or first-time buyers, with some modernisation required.

THE LIVING ROOM



Access is gained through the side entrance into the vestibule, which gives access to the property. The door opens to a welcoming reception hallway and features plenty of storage throughout. The living room has a large picture window that immediately draws your eye to the front. The kitchen is in working condition and has ample floor and base units.

THE KITCHEN





The two bedrooms are all double in size, with space for free-standing furniture. Additionally, there is a box room that can serve as a home office, and the bathroom consists of a three-piece bathroom suite with an overhead shower. This completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2

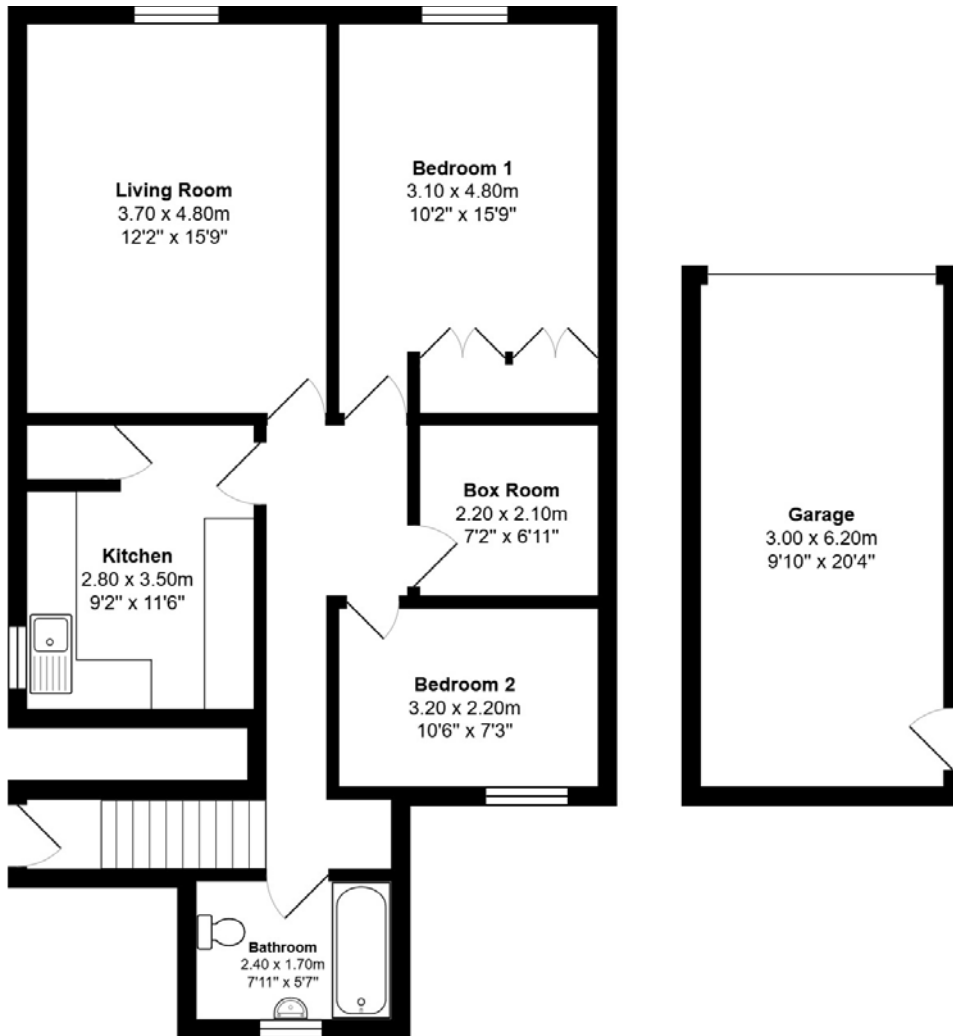


The property benefits from gas central heating. There are also side and rear gardens and a large garage to the rear, and ample on-street parking is provided to the front.

EXTERNALS

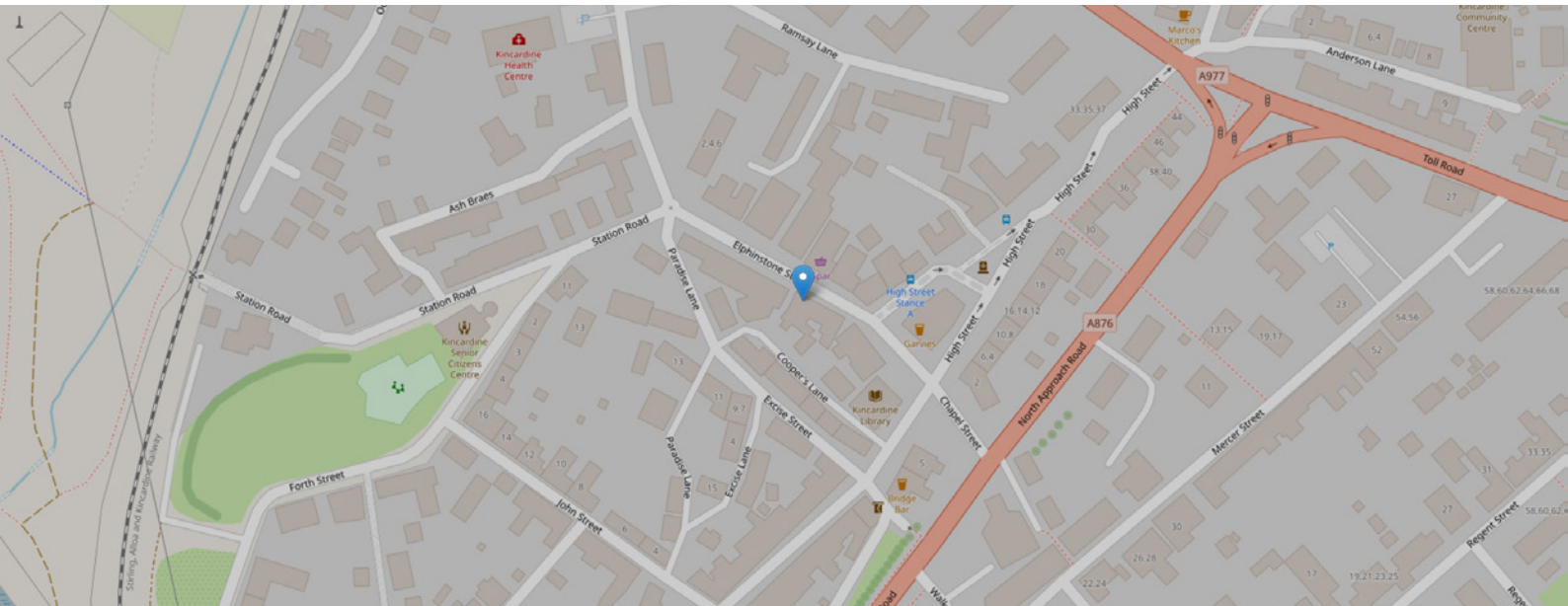


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

Kincardine is a popular town well served by its own traditional shops and High street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a large choice of shopping, sporting, leisure and recreational facilities. Schooling for all levels is also to hand whilst for the commuters there is good access by road to many areas of commerce within the central belt. Kincardine proves popular with commuters seeking access via the surrounding arterial road and motorway networks to many central Scottish centres of business including Stirling, Fife, Edinburgh, Grangemouth, Falkirk and Glasgow. The new Clackmannanshire Bridge just north of the village has easy traffic congestion significantly since it was opened and provides easy and quick access onto the motorway network.




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