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12B High Street  
ALLOA, CLACKMANNANSHIRE, FK10 1JE



# 12B HIGH STREET

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Alloa is nestled between the Ochil Hill and the River Forth.

12b High Street is conveniently located in the town centre, with 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.

We are delighted to introduce to the market this beautifully presented and spacious upper flat. The property offers flexible

accommodation and would make ideal first-time buyers purchase. The property itself has been well-maintained and upgraded by the current owners. It is a superb spot has great commuting links, as well as a very easy walk to all local amenities.

Access is to the front of the building into an internal stairway which leads to the landing and directly into the lounge. The bright and spacious lounge is flooded with natural light and offers a large box room located off the lounge. Due to the size and shape of the lounge, there is also the possibility to add a partition and create a second bedroom if desired. The kitchen features a range of floor and wall mounted units with a well-designed breakfast bar.

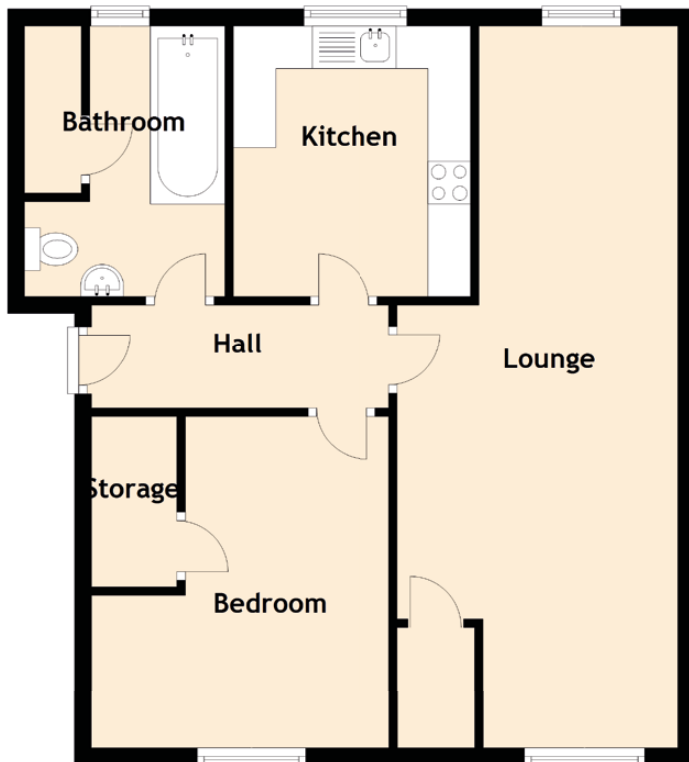
There is a good sized bedroom which is double in size, with the master bedroom benefiting from built-in storage, the modern family bathroom with shower over the bath and is fully tiled completes the accommodation on offer.

The property further benefits from double glazing and gas central heating system.



# SPECIFICATIONS

## FLOOR PLAN & LOCATION

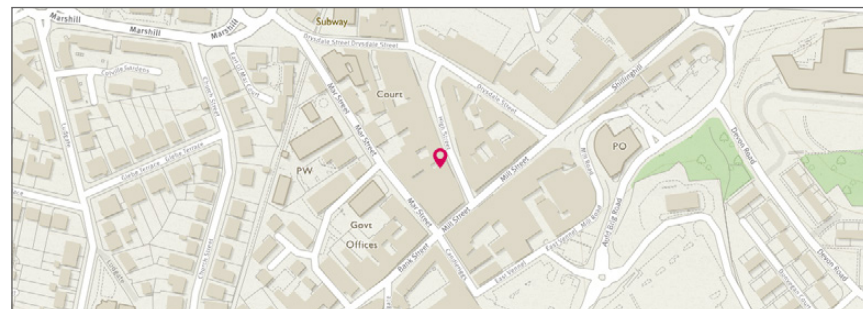


### Approximate Dimensions (Taken from the widest point)

Lounge	8.50m (27'11") x 3.30m (10'10")
Kitchen	3.18m (10'5") x 2.80m (9'2")
Bedroom	3.90m (12'10") x 3.50m (11'6")
Bathroom	3.18m (10'5") x 1.58m (5'2")

**Gross internal floor area (m2):** 53m<sup>2</sup> // **EPC Rating:** C

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



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