

37 Colville Gardens

ALLOA, CLACKMANNANSHIRE, FK10 1DU



WONDERFUL TWO BEDROOM GROUND FLOOR
APARTMENT LOCATED IN A PRIVATE DEVELOPMENT



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An excellent opportunity has arisen to acquire this spacious ground floor apartment, situated within the Alloa area of Clackmannanshire, located in a popular residential setting, viewing is highly recommended.

This accommodation is in excellent decorative order, with high-quality fixtures and fittings throughout, briefly comprising; entrance hallway including a large storage cupboard, a bright and spacious lounge, providing picturesque views, a fully fitted kitchen benefiting from a range of integrated appliances, including a gas four-ring hob, electric oven, extractor hood, integrated washer/dryer and fridge freezer, a master bedroom with one double built-in wardrobe and a lovely en-suite. Bedroom two is a double bedroom and a partially tiled family bathroom, benefiting from splash-back tiling and shower over completes the accommodation on offer.

This property also benefits from; gas central heating, full double glazing, a secure door entry system, allocated parking, as well as visitor parking spaces and well maintained communal garden grounds surrounding the property.



The Lounge





The Kitchen





Bedroom 1

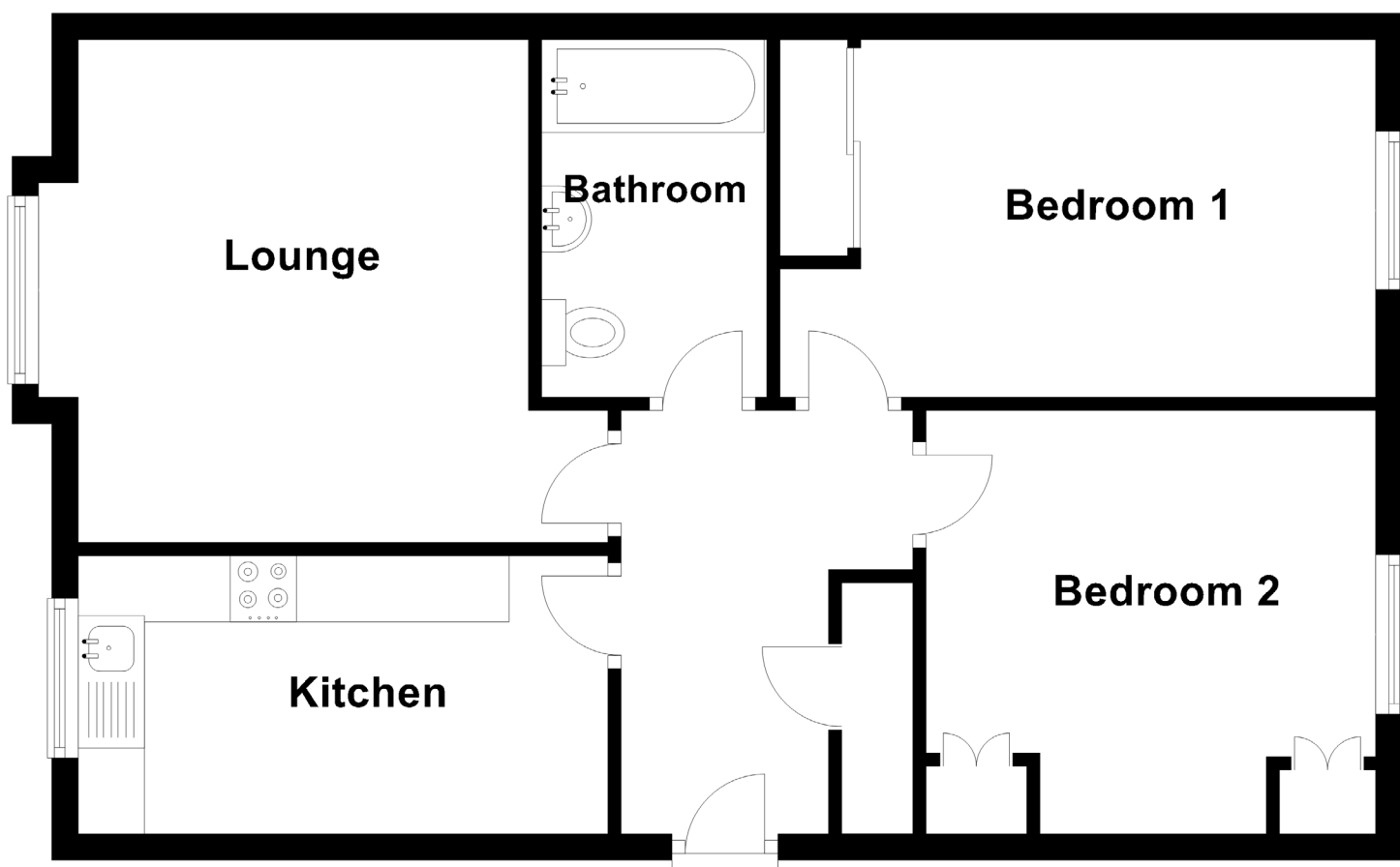




Bedroom 2





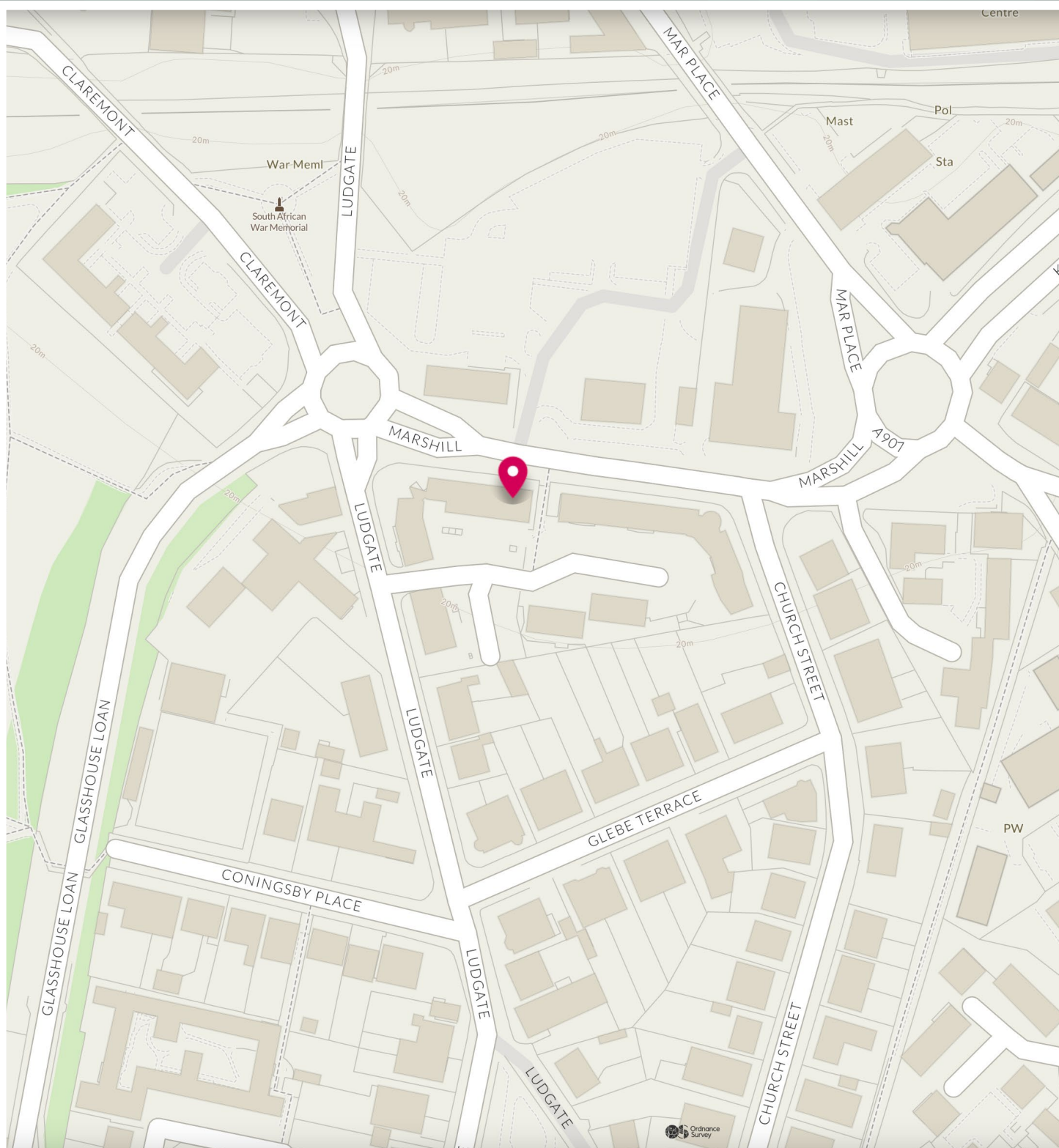


Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'5")	Bathroom	2.70m (8'10") x 1.70m (5'7")
Kitchen	4.00m (13'1") x 2.10m (6'11")	Gross internal floor area (m ²): 54m ² EPC Rating: C	
Bedroom 1	4.50m (14'9") x 2.70m (8'10")		
Bedroom 2	3.40m (11'2") x 3.20m (10'6")		



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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