




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Earls Court

ALLOA, CLACKMANNANSHIRE, FK10 1BZ



ALLOA

CLACKMANNANSHIRE

Alloa is nestled between the Ochil Hill's and the River Forth. Boasting 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.

Within the High Street there are a multitude of local amenities including, a health centre, Post Office, banks, restaurants, and bars. Much larger supermarkets including Tesco, Asda, and Aldi; Morrison's are a short drive away. Local schooling can also be found within the area. The town also offers a good range of sport and leisure facilities, parks and libraries.

26 EARLS COURT

ALLOA, CLACKMANNANSHIRE

McEwan Fraser Legal are delighted to bring to the open market this three-bed terraced property in need of modernisation. The property would make an ideal first time buy or buy to let investment.

In more detail the property consists of hallway, the lounge allows for free standing furniture and different furniture configurations. It also benefits from a deep storage cupboard. The kitchen comes with floor to ceiling units, hob, hood and oven, space for fridge freezer and washing machine as well as generous worktop space. Access to the back garden can also be found here. The dining area is perfect for more formal dining and will easily cater for a dining table and other furniture. Access to the back garden can also be found here through patio doors. On the upper level, there is access to the attic and an additional storage cupboard. There are three good sized rooms all allowing for free standing furniture. The bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the front garden is low maintenance, there is also a secure back garden. The property also benefits from double glazed windows.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to the purchaser about the existing condition of the services or other systems within the property.

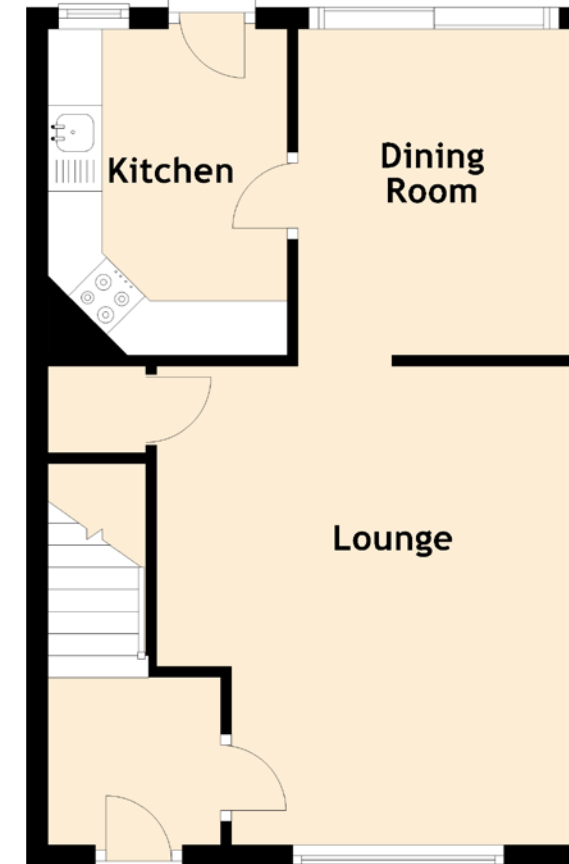




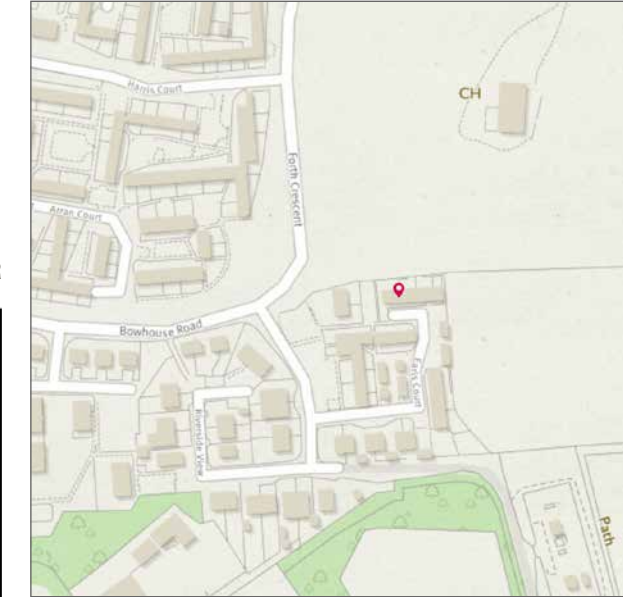
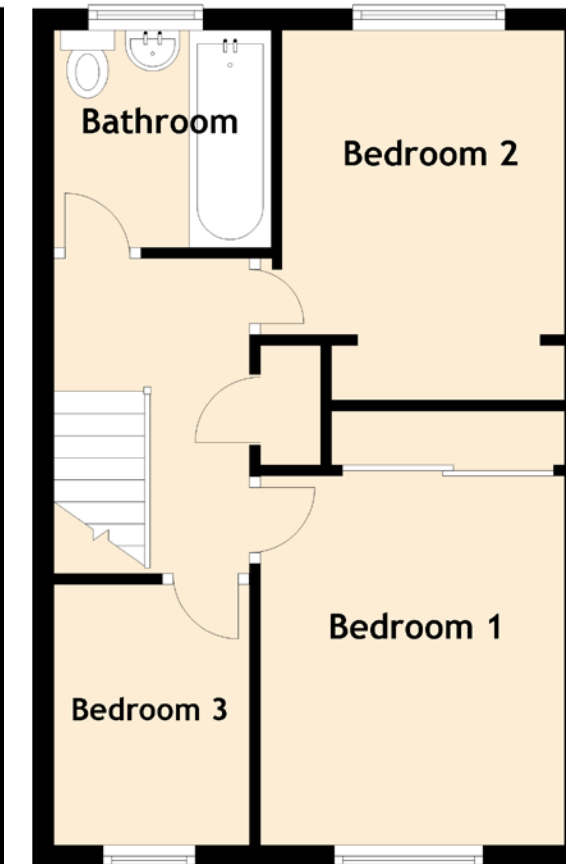
DETAILS

& SPECIFICATIONS

GROUND FLOOR



FIRST FLOOR



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

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.20m (7'3")
Dining Room	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Bedroom 2	2.80m (9'2") x 2.00m (6'7")
Bedroom 3	2.40m (7'10") x 1.90m (6'3")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 73m²

EPC Rating: E




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**Part
Exchange
Available**

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