

# 9A Clackmannan Road

ALLOA, FK10 1RR



*Fully refurbished, upper conversion with many period features, garden area and two parking spaces*



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This traditional, three-bedroom, upper conversion has been extensively refurbished throughout. The current owner has managed to retain many period features and has demonstrated just how well traditional and contemporary can work together.

# THE LOUNGE



The property comprises an entrance vestibule, a welcoming hallway with many period features. To the front of the property is the formal lounge which is spacious in size with many traditional features including a Victorian fireplace, original cornice and ceiling rose.

The dining room/family room gives access to the modern refitted kitchen with integrated appliances.

# THE DINING/FAMILY ROOM



# THE KITCHEN





The property has three double bedrooms and a modern bathroom. There is also a spacious attic for additional storage, a brand new gas central heating system and double glazing.

# BEDROOM 1



THIS IMAGE HAS BEEN VIRTUALLY STAGED

# BEDROOM 2 & 3



# THE BATHROOM



Externally the property has a two-car driveway, stone-built outbuilding and decked area to the rear.

Early viewing is recommended to avoid disappointment.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

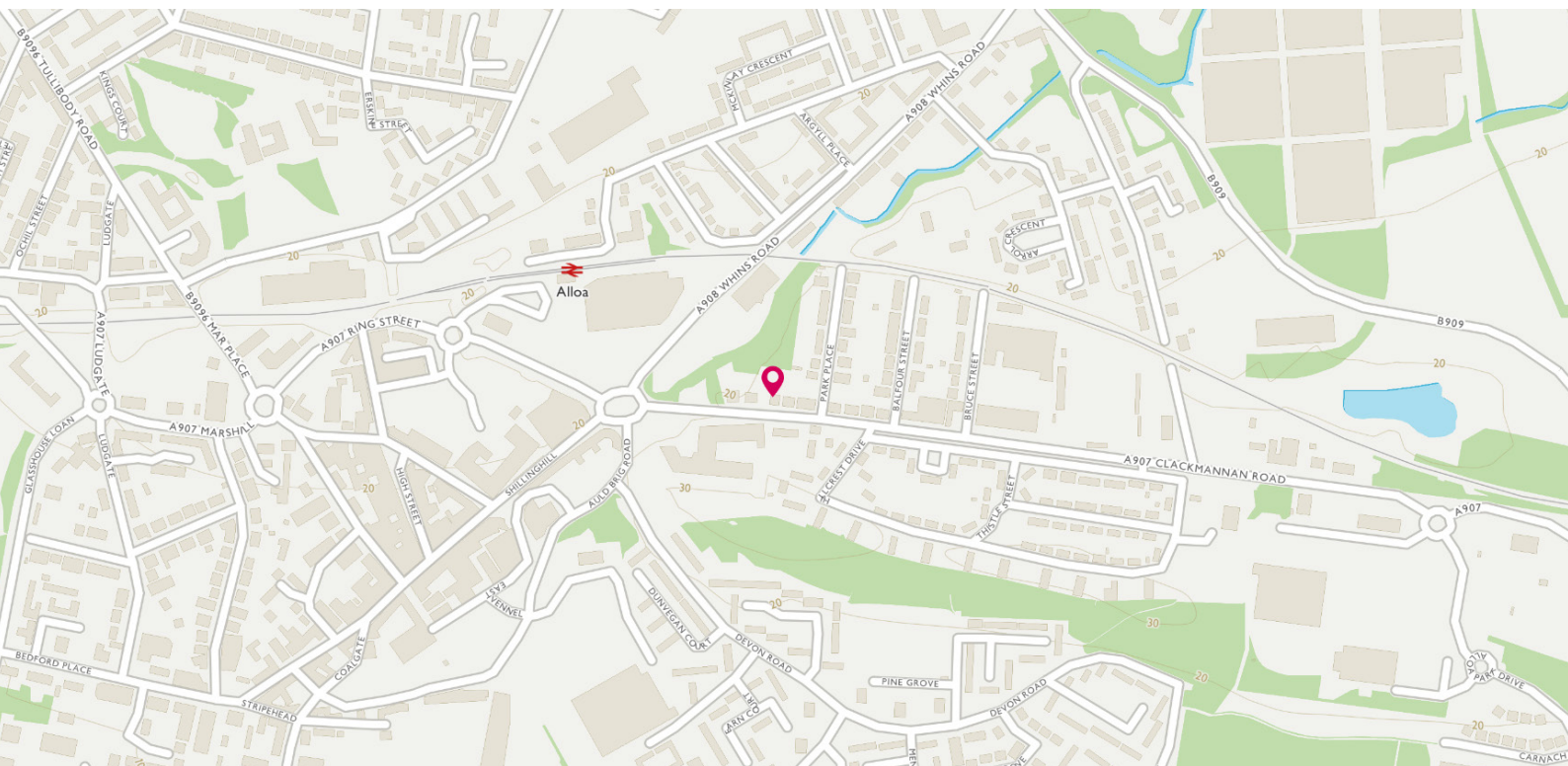


Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.95m (13')  
Family/Dining Room 3.80m (12'6") x 3.80m (12'6")  
Kitchen 2.65m (8'8") x 2.20m (7'3")  
Bedroom 1 3.40m (11'2") x 2.25m (7'5")

Bedroom 2 3.40m (11'2") x 3.30m (10'10")  
Bedroom 3 3.25m (10'8") x 3.20m (10'6")  
Bathroom 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

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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