

# 107B Greenfield Street

ALLOA, FK10 2AL



*Spacious and elegantly proportioned two-bedroom second-floor flat with private garden*



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McEwan Fraser Legal is delighted to present this beautifully presented second-floor flat offers generous accommodation filled with natural light and period charm. Situated in a well-established residential area, the property enjoys a convenient location close to a wide range of local amenities and excellent transport links.

# THE LOUNGE



Elegantly proportioned throughout, the flat comprises a spacious and welcoming lounge, and a bright dining kitchen—perfect for both everyday living and entertaining. Large sash-style windows flood the rooms with natural light, enhancing the sense of space and warmth.

# THE KITCHEN





There are two well-sized double bedrooms, and the bathroom includes a shower over the bath and is well-appointed for modern convenience.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



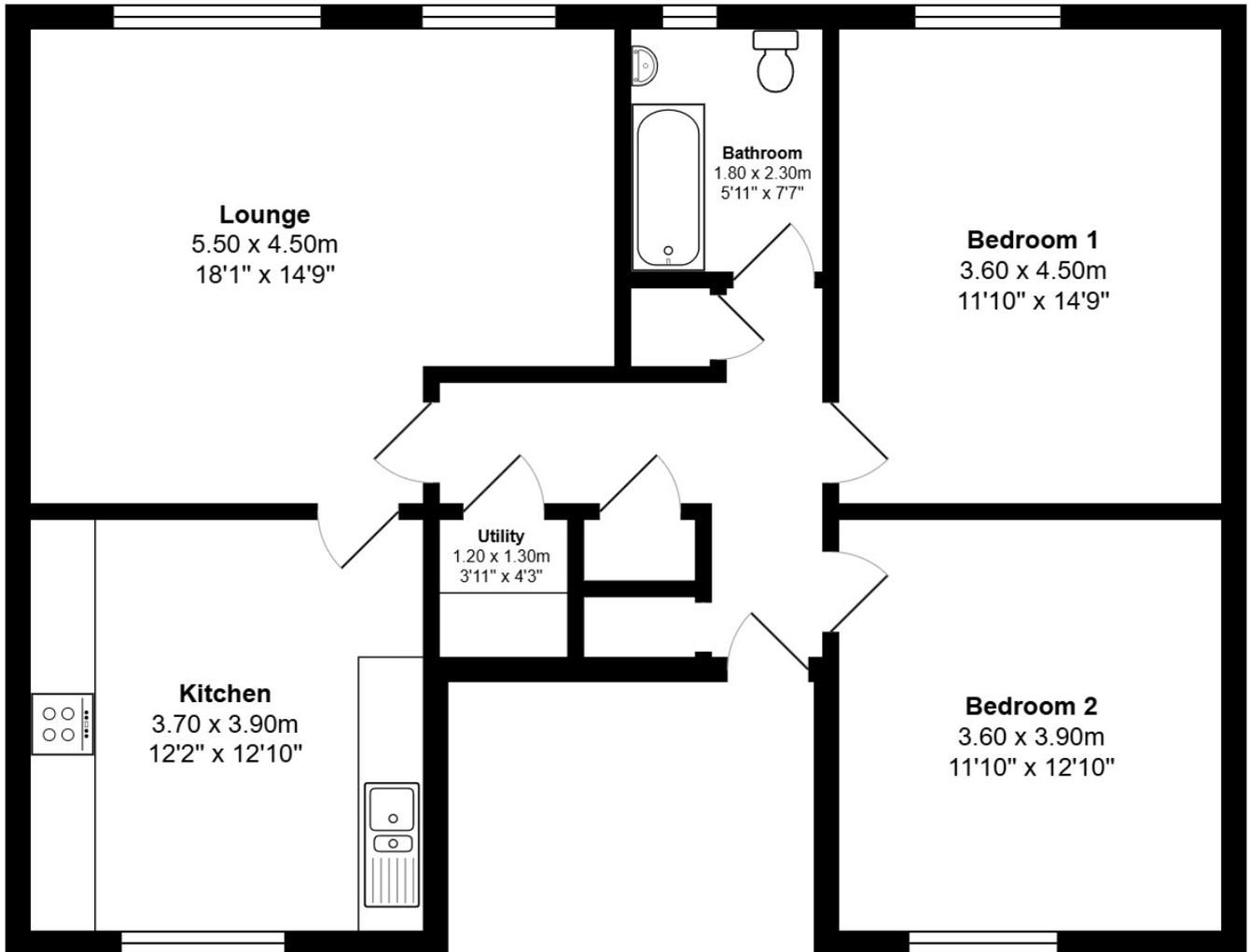
A particular highlight is the private rear garden, offering a peaceful outdoor retreat, as well as ample on-street parking to the front of the property. The flat also benefits from excellent storage options, with built-in cupboards and additional space throughout. Dating back approximately 135 years, the property retains several attractive period features, adding character and distinction to this delightful home.

This is a rare opportunity to acquire a charming and spacious flat in a sought-after location - early viewing is highly recommended.

# EXTERNALS

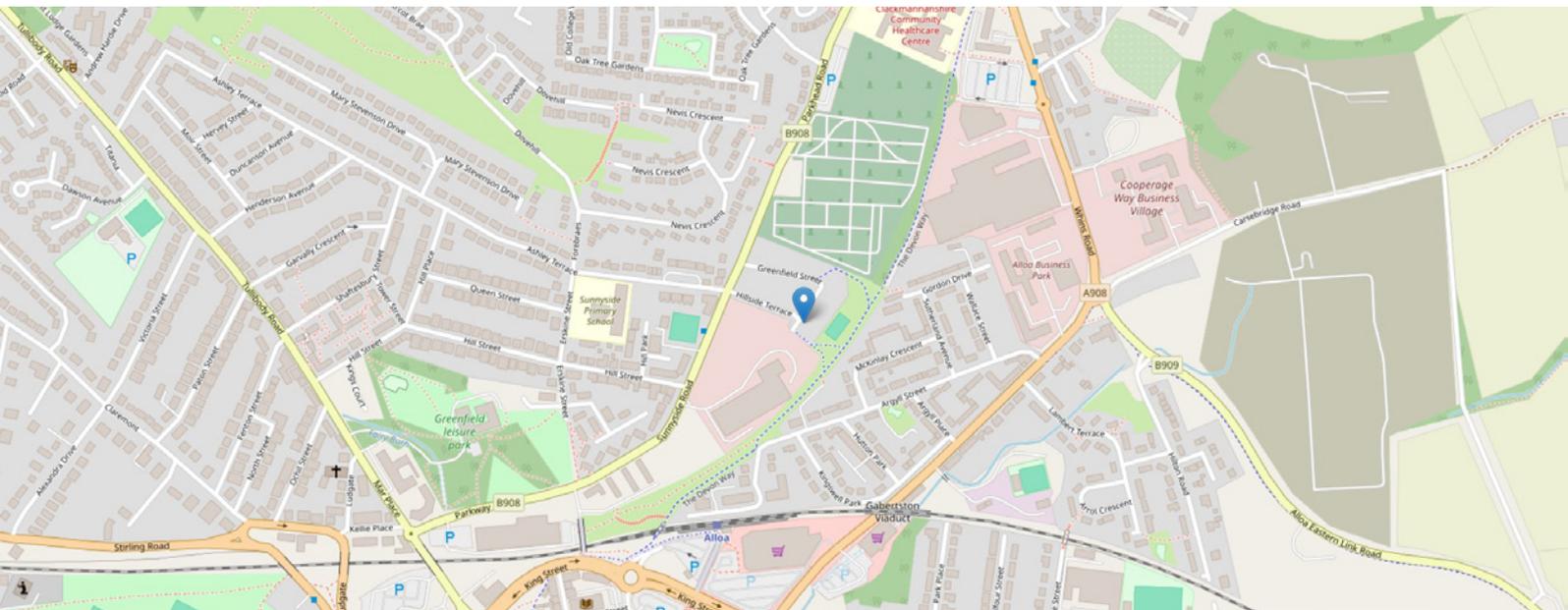


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Alloa is a well-connected and historic town in Clackmannanshire, centrally positioned within the Forth Valley. It offers a wide range of local amenities, including supermarkets, independent shops, cafes, restaurants, and leisure facilities. The town benefits from strong transport links, with a railway station providing regular services to Stirling, Glasgow, and beyond, and easy access to the motorway network for commuting by car.





Alloa is known for its rich industrial heritage and scenic surroundings, with nearby walks along the River Forth and views toward the Ochil Hills. Educational facilities are well-regarded locally, with both primary and secondary schools serving the area. The town also boasts a strong sense of community and a growing number of regeneration projects, making it an increasingly attractive place to live and invest in.



# McEwan Fraser Legal

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