

Lindhope, 34 Claremont

ALLOA, CLACKMANNANSHIRE, FK10 2DG



Beautifully presented semi-detached villa in a sought-after location, walk-in condition in the heart of Alloa



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Lind hope is a magnificent three/four-bedroom semi-detached villa with many period features throughout and is in truly walk-in condition.

THE LOUNGE



The property has a grand entrance into the vestibule which in turn leads to the large reception hall with stairs leading to the upper level. Original flooring can be found in parts of the ground floor. The lounge is located at the front of the property with large bay windows which flood the room with natural light. There is a stunning large dining room, with space for sitting and dining, this is sure to become the hub of the home. The dining room could also be used as a fourth bedroom if required.

THE DINING ROOM/BED 4



THE KITCHEN



The kitchen has a full range of floor and wall units with access to the rear gardens. A handy utility room with a pantry is located to the rear of the kitchen with storage.





On the upper level, there are three double-sized double bedrooms with the impressive master benefiting from stunning views over Clackmannanshire. The family's three-piece bathroom with a shower over the bath completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



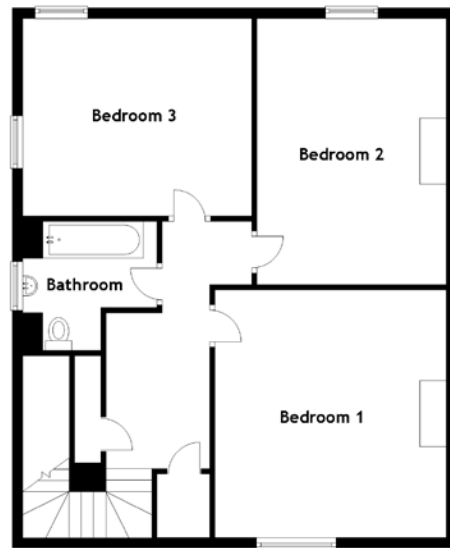
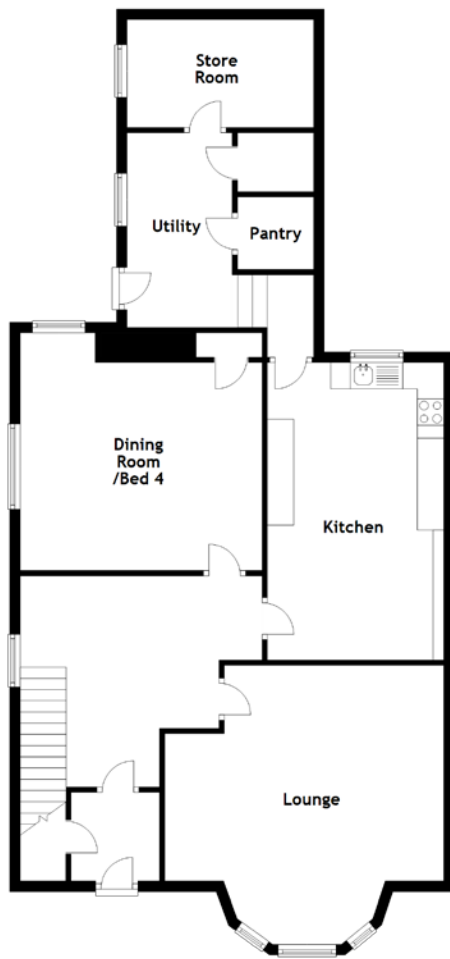
There is gas central heating throughout and enclosed gardens to the rear of the property. It has been carefully designed for easy maintenance and offers a high degree of privacy and seclusion. a large driveway is located to the side of the property.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



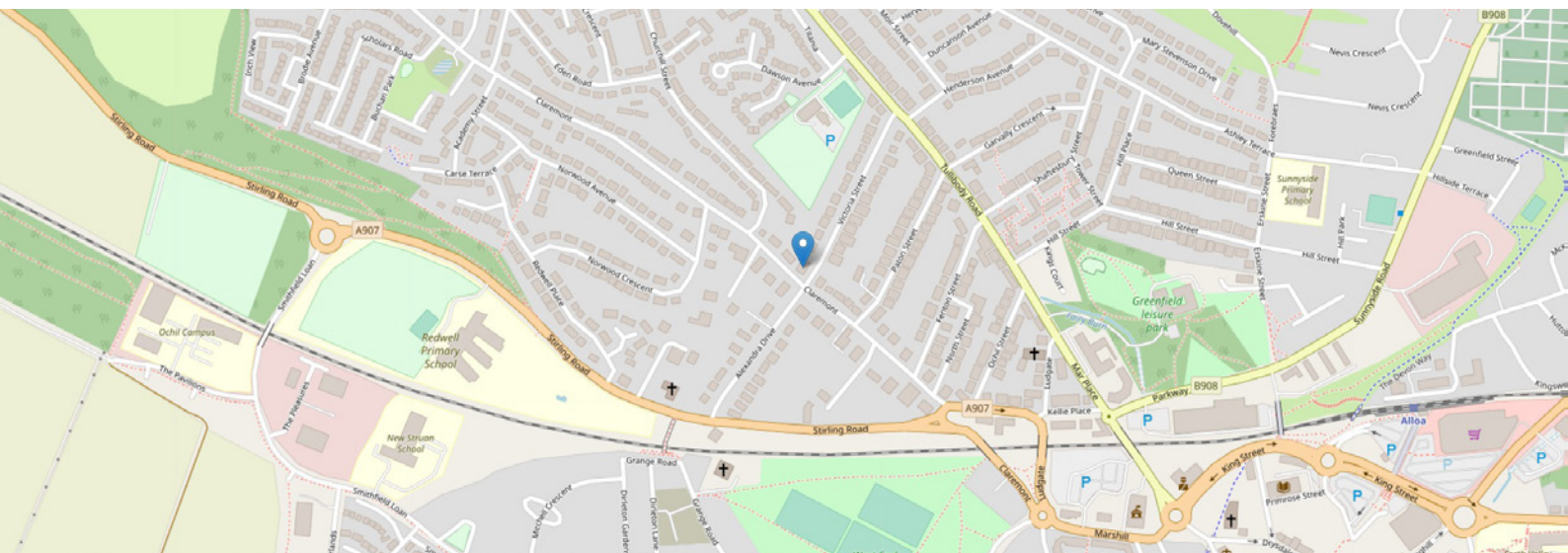
Approximate Dimensions
(Taken from the widest point)

Lounge	9.47m (31'1") x 5.30m (17'5")
Dining Room/Bed 4	4.60m (15'1") x 3.95m (13')
Kitchen	5.65m (18'6") x 3.35m (11')
Utility	3.70m (12'2") x 2.00m (6'7")
Store Room	3.55m (11'8") x 2.05m (6'9")
Bedroom 1	4.70m (15'5") x 4.40m (14'5")

Bedroom 2	5.35m (17'7") x 3.60m (11'10")
Bedroom 3	4.50m (14'9") x 3.75m (12'4")
Bathroom	2.55m (8'4") x 2.45m (8')

Gross internal floor area (m²): 165m²
EPC Rating: D

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



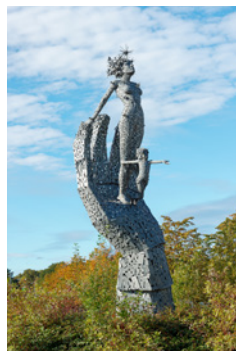
THE LOCATION

Alloa is nestled between the Ochil Hills and the River Forth. Alloa has its own railway station with direct services to Edinburgh and Glasgow, and the Clackmannanshire Bridge provides an excellent service for commuters throughout the Central Belt for connection to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.





The property for sale is conveniently located for access to the town centre with its variety of high street shops, health centre, Post Office, banks, supermarkets, bars and restaurants and a wide selection of leisure facilities, parks, sports centres and library. There are also schooling facilities available at both primary and secondary levels and the property is within the catchment area for the much sought-after Redwell School.



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