




McEwan Fraser Legal

Solicitors & Estate Agents

01786 231 155

1 Dumyat Road

ALVA, FK12 5NN

Alva

FK12 5NN

“... the gateway to the spectacular scenery of the Trossachs and beyond ...”

Alva is a village in the county of Clackmannanshire and is about five miles north-east of Stirling. It is one of a string of towns because of their location at the base of the Ochil Hills that are collectively referred to as the Hillfoots Villages or simply the Hillfoots.

The village offers schooling at both primary and secondary levels. Alva also provides a health centre and post office. The historic city of Stirling is close at hand and is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond.



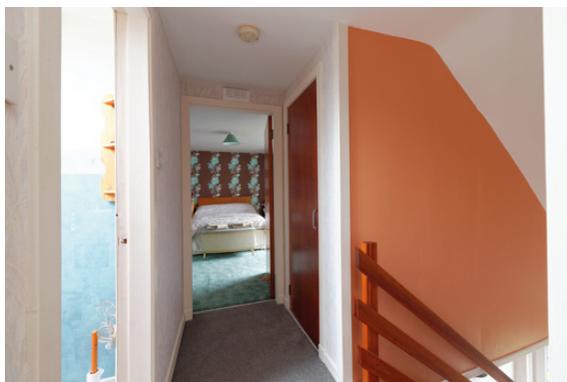
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Internally the accommodation is in excellent decorative order and includes many lovely features. Entrance to the property is through a solid door which leads to the bright reception hall. The spacious lounge is beautifully decorated and is located to the front of the property with a door leading to the spacious study, that could also be used as another bedroom. The kitchen includes fitted wooden wall and floor units, hob, hood, oven and door leading to the sizable sunroom. The dining room is spacious and has space for a table and eight chairs for more formal dining. There are also two double bedrooms located on the ground floor along with the three-piece family bathroom.

The first floor is reached by a solid wooden staircase which provides access to two further double bedrooms, one of which has a fitted wardrobe. The fabulous master bedroom has stunning views across Stirlingshire. The first floor also includes loft access, this completes the accommodation on offer.

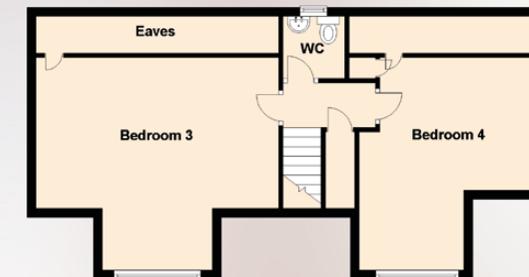
The property also benefits from full double glazing and gas central heating. There are private garden grounds to the front, side and rear including a large driveway. The attractive secluded garden has ample space for outdoor family living.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Dining Room	3.70m (12'2") x 3.70m (12'2")
Conservatory	3.70m (12'2") x 2.60m (8'6")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Study/Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	5.40m (17'9") x 3.40m (11'2")
Bedroom 4	4.80m (15'9") x 4.07m (13'4")
Bathroom	2.69m (8'10") x 2.10m (6'11")
WC	1.40m (4'7") x 1.40m (4'7")

Gross internal floor area (m²): 139m² | EPC Rating: D

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

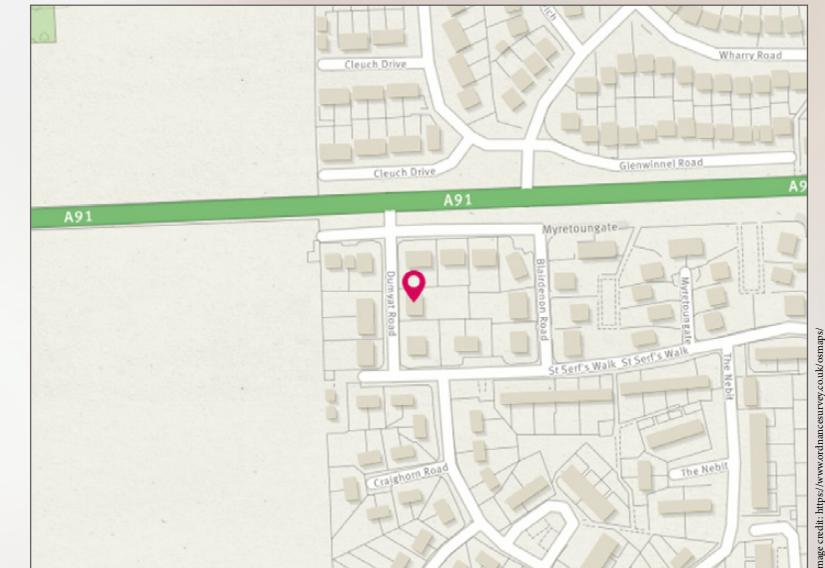


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