

6 Forbes Street

ALLOA, FK10 1NF



THREE BEDROOM SEMI-DETACHED FAMILY HOME



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McEwan Fraser is delighted to present to the market this three bedroomed semi-detached family property, located in a quiet residential cul-de-sac within easy walking distance to the town centre and local primary and high schools.

The accommodation on the ground floor consists of an entrance porch with storage, the hallway leads to the bright lounge benefiting from a large bay window, separate spacious dining room, dining kitchen with a good range of base and wall mounted units that offer excellent prep and storage space and the family bathroom.

The upstairs has 3 bedrooms, two bedrooms with fitted wardrobes and ample space for free-standing furniture.



dining room



the kitchen





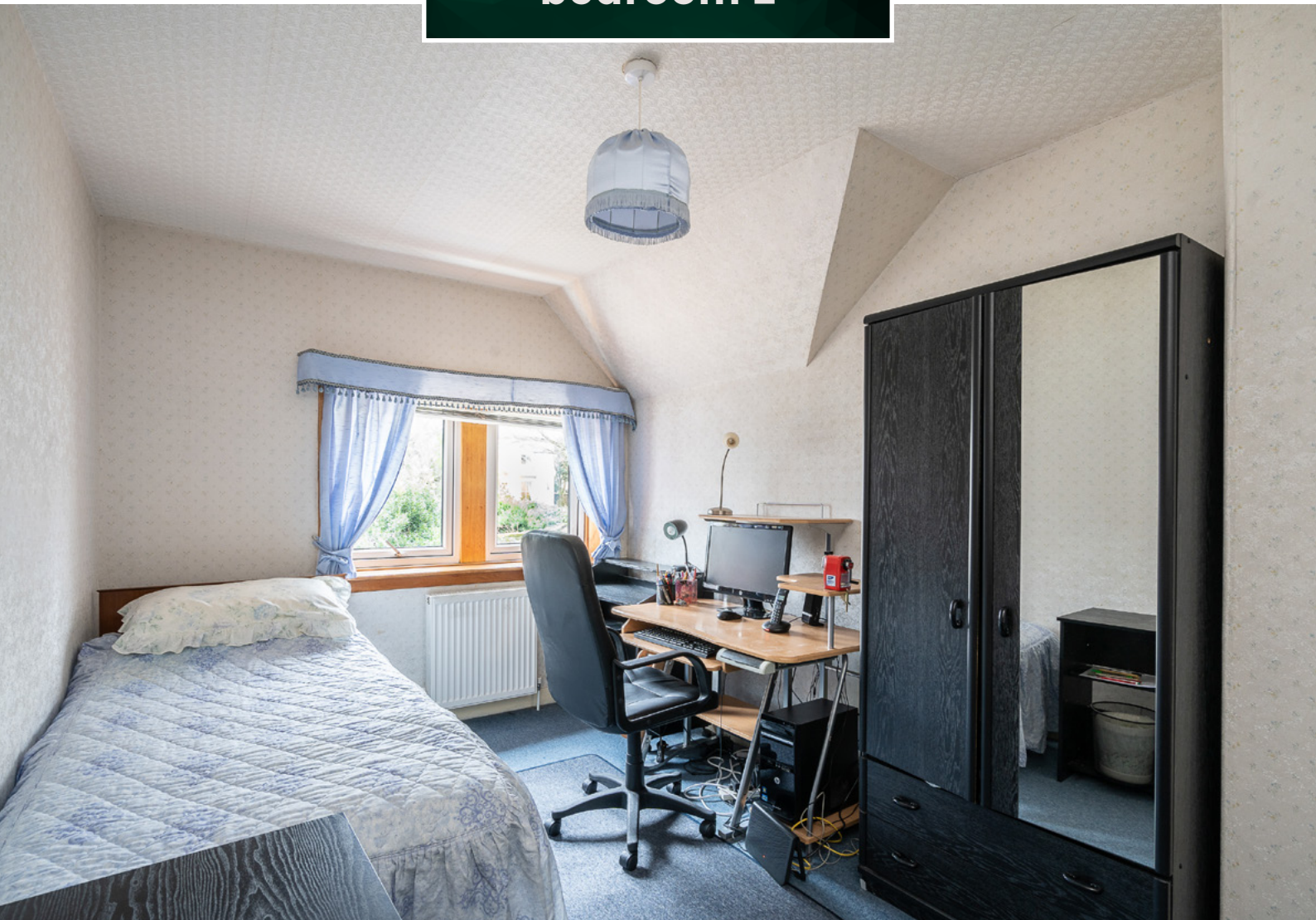


bedroom 1





bedroom 2

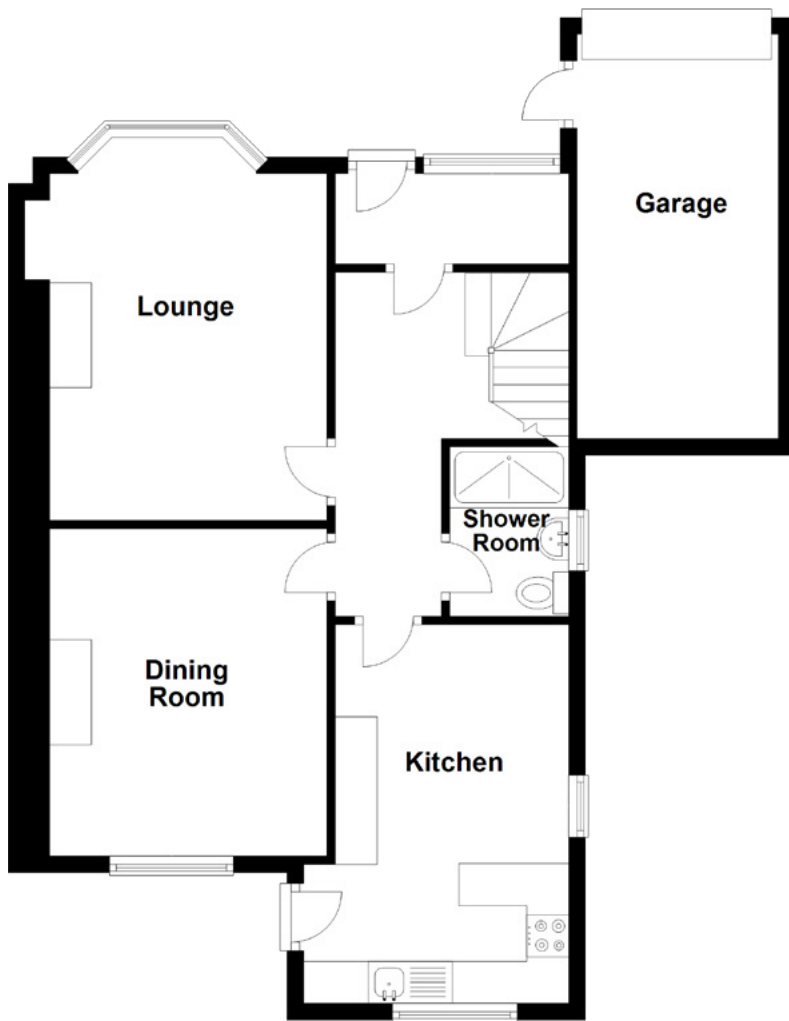




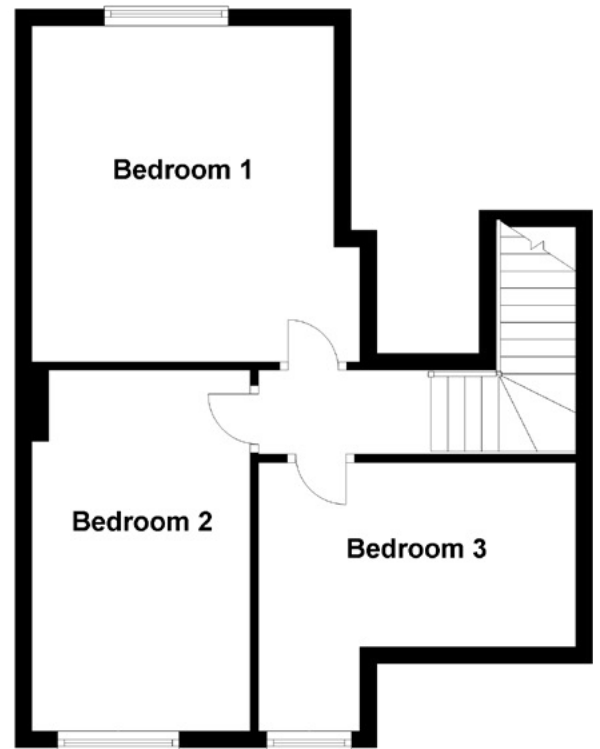
bedroom 3



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.13m (13'7") x 3.60m (11'10")
Dining Room	3.90m (12'10") x 3.40m (11'2")
Kitchen	4.20m (13'9") x 3.50m (11'6")
Shower Room	2.02m (6'7") x 1.42m (4'8")
Garage	4.80m (15'9") x 2.40m (7'10")
Bedroom 1	4.00m (13'2") x 3.80m (12'6")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	3.78m (12'5") x 2.20m (7'3")

Gross internal floor area (m²): 108m²

EPC Rating: D



The property benefits from a single attached garage which also provides access to the generous proportioned easily maintained back garden, which is paved in sandstone and Astroturf. The large walled rear garden boasts two brick-built sheds, a wooden shed and a separate large workshop/garden room serviced with electrics and water.

The property has gas central heating, with additional heating in the lounge and dining room benefiting from fireplaces with electric fires. It is double glazed throughout. Included in the sale are blinds, floor coverings and light fittings.

This is a perfect place to raise a family and can expect to have mass appeal. Early viewing is essential to avoid disappointment.





Alloa provides a variety of local amenities including banks, supermarkets and high street shops. There is also a wide selection of leisure facilities, library, parks, sports centre, a local football stadium, a selection of golf courses within Clackmannanshire, lovely cycle and walking routes, the Town Hall, hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College.

Alloa benefits from having its own railway station with direct services to both Edinburgh and Glasgow. The Clackmannanshire Bridge provides an excellent road link to commuters throughout the central belt for connections to Glasgow, Edinburgh, Stirling and Perth.

The Location



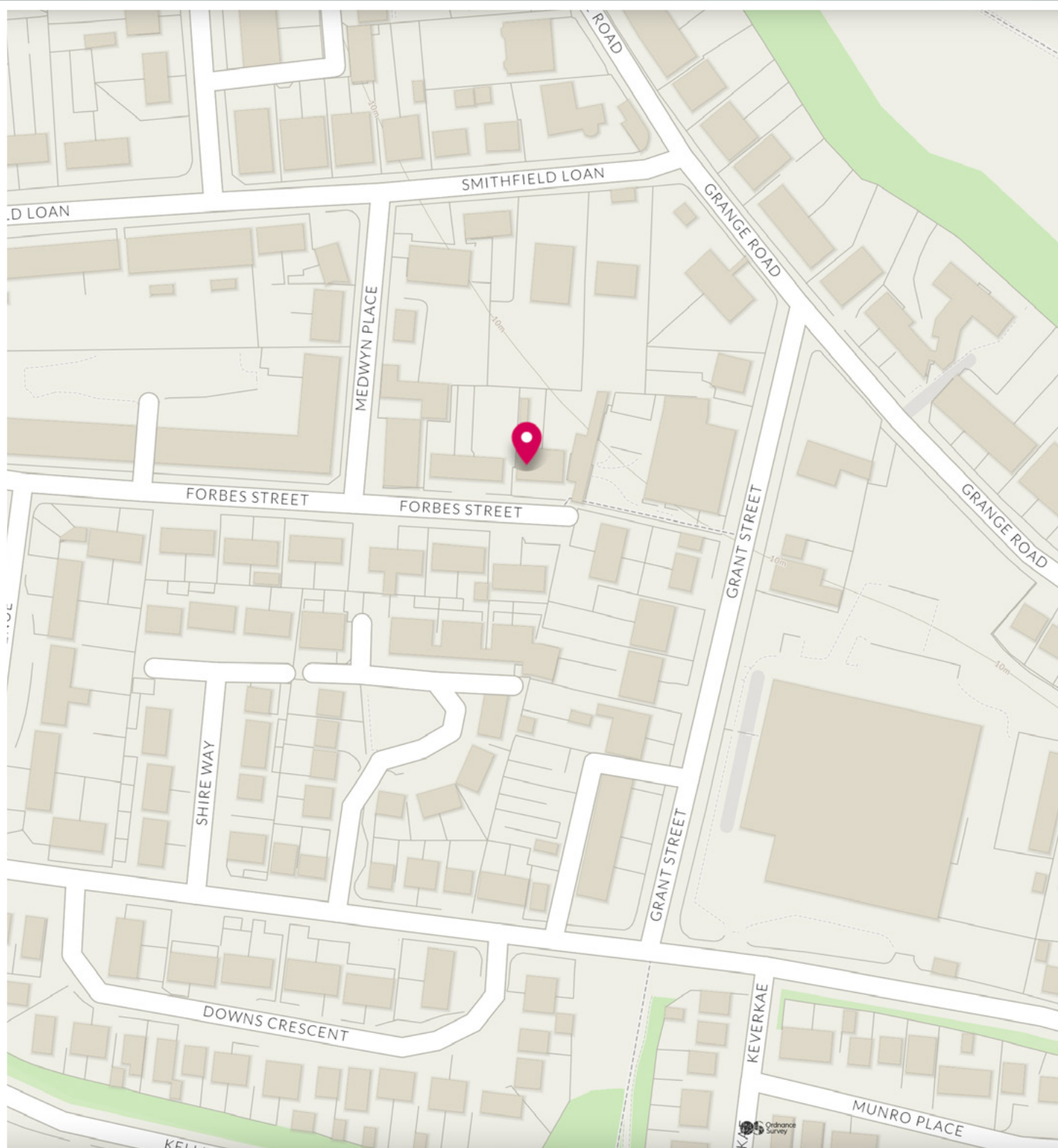


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
THE 2021 TIMES



Text and description
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Designer

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