178 WEST STIRLING STREET, ALVA FK12 5BG

HARPER&STONE
ESTATE & LETTING AGENTS




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ZONE

178 WEST STIRLING STREET

ALVA, FK12 5BG



PROPERTY FEATURES

- Charming one bedroom ground floor flat Circa 1877
- Approximately 52 square meters of living space
- Original features including vaulted ceiling and cornicing
- Immaculately presented throughout
- Open plan kitchen, living and dining area
- Generous double bedroom
- Large family bathroom
- Close to local amenities and travel links
- Early viewing advertised



Harper and Stone are delighted to bring to the market 178 West Stirling Street, Alva. This attractive one bedroom ground floor flat offers well proportioned accommodation and an abundance of character, making it an ideal purchase for first time buyers, downsizers or those seeking a conveniently located home.

The Accommodation is Presented as Below:

Ground Floor: Open Plan Lounge/Kitchen/Diner, Bedroom and a Shower Room.

Accessed directly from the main street, the entrance door opens into the spacious open plan lounge/kitchen/dining area. This particularly appealing room is enhanced by its impressive high ceilings and original decorative cornicing, creating a wonderful sense of space and character.

The kitchen is fitted with a range of contemporary grey cabinets, complemented by attractive marble effect worktops. Integrated appliances include an induction hob, built-in oven, fridge freezer and washing machine. There is ample space for a family sized dining table, making this an ideal area for both everyday living and entertaining.

The lounge area offers comfortable space for two sofas, with a small desk currently positioned beside the window, providing a convenient home working area. A further charming original feature is the small storage cupboard situated above the main entrance door.

The bedroom is a generously proportioned double room, offering excellent storage through a range of floor to ceiling wardrobes. The room further benefits from lovely views towards the Ochil Hills.

Completing the accommodation is the spacious shower room, fitted with wet wall panelling and attractive patterned vinyl flooring. The suite comprises a WC, wash hand basin and a large double shower enclosure with mains powered shower. There is a useful vanity shelf and a separate cupboard housing the boiler. A modern touch mirror with integrated backlighting provides an additional stylish feature.

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Viewing is highly recommended to fully appreciate the charm, character and accommodation this delightful property has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: ///indoor.trailers.ballparks

Council Tax Band B
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and Alva has both a Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling or Alloa are also closely located and provide access to the rail network.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.











GROUND FLOOR

