





McEwan Fraser Legal

Solicitors & Estate Agents

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5 Torry Drive

ALVA, CLACKMANNANSHIRE, FK12 5NQ

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 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. The city enjoys a variety of shopping facilities including banking, building society, Post Office services along with a variety of sports and leisure amenities. Stirling also provides educational requirements at both primary and secondary level, whilst Stirling University lies to the north of the town.

5 Torry Drive, Alva

Viewing is essential to fully appreciate the high-quality finish of this property. 5 Torry drive is a delightful and spacious three bedroom family villa situated in a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall which has doors leading to the lounge, dining room and stairs leading to the upper level. The spacious lounge has a front facing window and has views over the rear garden. The room also features an incredibly useful storage cupboard. The dining room is flooded with light thanks to the large window to the front. It is spacious, with enough room for a dining table and chairs. From here, the room leads directly into the kitchen. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units.

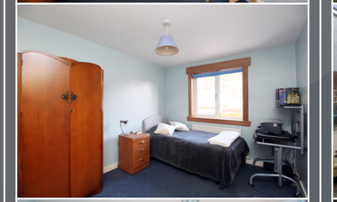
To the upper level, there are three good sized double bedrooms, one of which offer double wardrobes. The family bathroom features which a toilet, basin, a shower over the bath and a heated towel rail. This completes the internal accommodation on offer.

Externally, there is ample off street parking, which is provided by a driveway. There are lovely landscaped gardens to front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.









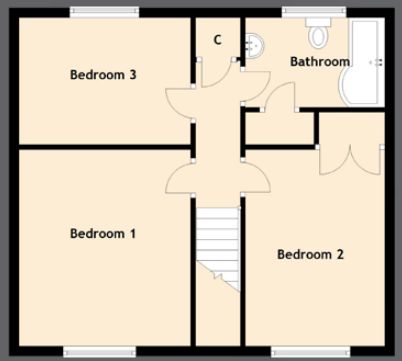




Property Specifications

Layout/Dimensions/Location





Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 3.40m (11'2")
Kitchen	3.55m (11'8") x 2.45m (8')
Dining Room	5.25m (17'3") x 2.50m (8'2")
Bedroom 1	3.95m (13') x 3.45m (11'4")
Bedroom 2	3.95m (13') x 2.80m (9'2")
Bedroom 3	3.45m (11'4") x 2.55m (8'4")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m^2)

110m^2

EPC Rating

C

Extras (Included in the sale)

Floor coverings, light fittings, blinds and integrated appliances.

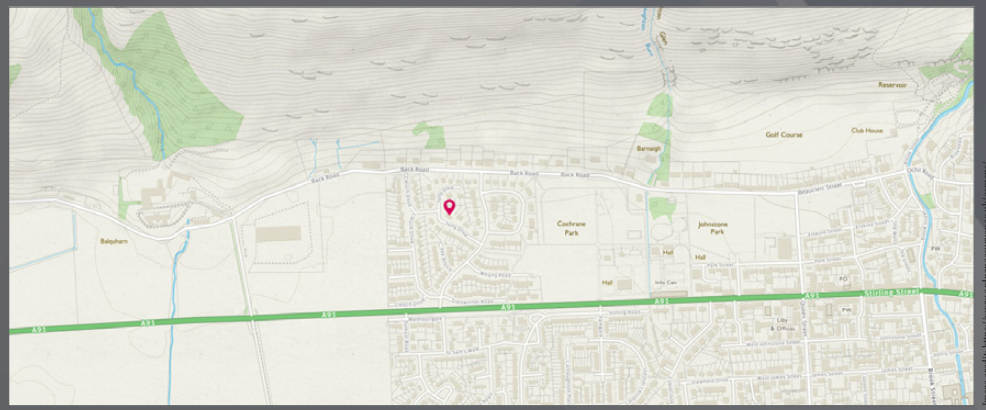


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Part Exchange Available

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