




McEwan Fraser Legal

Solicitors & Estate Agents

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58 Alloa Road

CLACKMANNAN, FORTH VALLEY & THE TROSSACHS, FK10 4HG

58 Alloa Road

Clackmannan is a small town situated within the Forth Valley and is approximately two miles east of Alloa. Alloa is nestled between the Ochil Hills and the River Forth. 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, restaurants and a wide selection of leisure facilities, parks, sport centres and a library. There are also schooling facilities available at both primary and secondary level.

Alloa has its own railway station with direct services to Edinburgh. The Clackmannan Bridge provides an excellent service for commuters throughout the central belt for connections to Glasgow, Edinburgh, Stirling and Perth. Local public transport services are also close at hand.

58 Alloa Road is a highly desirable semi-detached cottage in the sought after area of Clackmannan. This property benefits from easily manageable front and rear garden grounds. To the rear of the property there is a large, paved garden area

with a patio which is perfect for relaxing in on those late summer evenings. In addition, there is ample space for a greenhouse.

Internally, the property is in excellent decorative order and the accommodation consists of a welcoming entrance which leads to all rooms. The lounge/dining area is pleasantly situated to the front of the property and has a large window letting in an abundance of light. The kitchen has been beautifully fitted to include a good range of contemporary floor and wall mounted units.

There is a spacious bedroom, double in size and benefiting from space for additional free-standing furniture, if required. The room currently used as a sitting room could also be used as a second bedroom. A contemporary three-piece family bathroom with shower over completes the impressive accommodation internally.

The property further benefits from double glazing and on-street parking is available.



Delightful semi-detached cottage with excellent commuter links



Dimensions

Approximate Dimensions
(Taken from the widest point)

Living Room	4.38m (14'4") x 4.15m (13'7")
Sitting Room	4.20m (13'9") x 3.99m (13'1")
Kitchen	4.45m (14'7") x 2.62m (8'7")
Bedroom	3.91m (12'10") x 3.46m (11'4")
Bathroom	2.39m (7'10") x 1.79m (5'10")
Rear Porch	2.09m (6'10") x 1.26m (4'2")

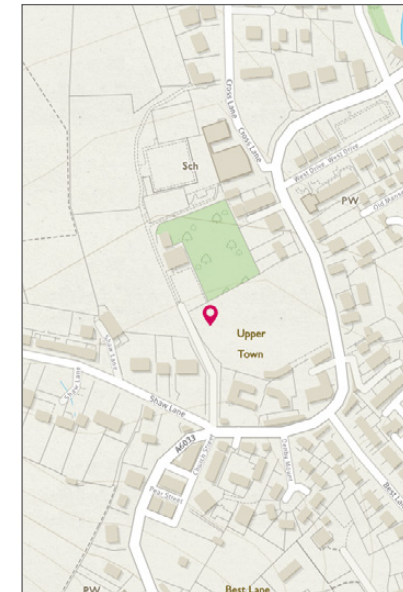
Gross internal floor area (m²) - 70m²

EPC Rating - G

Extras
(Included in the sale)

Floor coverings, light fittings, and window dressings.

Floor Plan & Map



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Part
Exchange
Available

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