





McEwan Fraser Legal

Solicitors & Estate Agents

01259 230 800 / THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

53 Rhodders Grove

ALVA, CLACKMANNANSHIRE, FK12 5ER

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 that, because of their location at the base of the Ochil Hills, are collectively referred to as the Hillfoots Villages or simply the Hillfoots.

The historic city of Stirling is close at hand, 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 and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the north of the town.

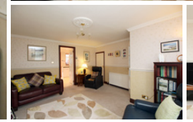
Stirling city centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.

53 Rhodders Grove is a beautifully appointed detached villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in excellent condition.

Enter the property via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted units and space for a dining table and chairs with a rear door leading to the spacious sunroom. There is a good sized under stairs storage cupboard within the lounge. To the upper level, there are three bedrooms with the master benefiting from space for free-standing furniture. The three-piece family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided by a private driveway and there are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding space.






BEAUTIFULLY PRESENTED HOUSE, LOCATED IN A WELL-PRESENTED DEVELOPMENT.
















53 RHODDERS GROVE






FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 4.00m (13'1")
Kitchen	5.05m (16'7") x 3.00m (9'10")
Conservatory	5.05m (16'7") x 3.60m (11'10")
Bedroom 1	3.84m (12'6") x 2.65m (8'5")
Bedroom 2	3.15m (10'4") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.30m (7'7")
Bathroom	2.05m (6'9") x 1.80m (5'11")

Gross internal floor area (m^2) - $92m^2$

EPC Rating - D

Extras (Included in the sale)

Floor coverings, light fittings, window dressings and blinds.

BUYER'S PREMIUM VALUE - £2500

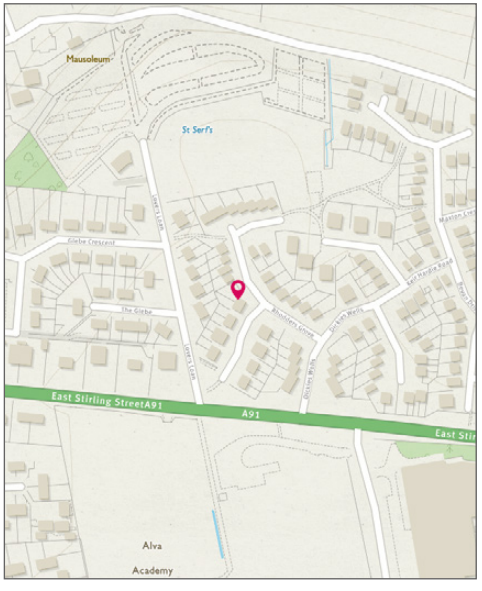


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01259 230 800
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES THE TIMES



Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALLY CLARK
Designer