



PROPERTY AND
ESTATE AGENTS

3 Scholars Road

Alloa, Scotland

Bedrooms: 5 Bathrooms: 3 Receptions: 2

Offers Over £315,000
hallidayproperty.co.uk



Description

A modern, superbly presented detached villa in the prestigious Claremont address of Alloa. Built by Bellway Homes in 2015, this "Muirfield" style villa is conveniently placed for all local amenities.

The property is finished to a high standard with neutral decor throughout. The internal accommodation comprises; a welcoming reception hall, spacious lounge, superb open plan kitchen/diner/family area, utility room and a WC. An attractive staircase leads to the upper landing, of which are five double bedrooms - three of which benefit from built-in storage and with two having en-suite shower facilities - and a family bathroom. The property benefits from an alarm and warmth is provided by gas central heating and double glazing throughout.

Externally, to the rear, is a private, well-maintained garden which features areas of lawn and patio. The front garden has an area of lawn and large driveway for ample parking. Feature external downlighters, double garage with light and power which houses the boiler and external water tap.

Location

Scholars Road is conveniently placed within the popular commuter town of Alloa. Many local amenities nearby include leisure facilities, restaurants and high street multiple supermarkets. The property sits within the catchment area for the recently built Redwell Primary School and the local high school, Alloa Academy. Alloa further benefits from being an ideal location for commuting with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

EPC Band C80

Council Tax Band G

Reception Hall

Bright and welcoming hall entered through a partially glazed UPVC door. Carpeted flooring, radiator and under stair storage cupboard. Carpeted stairs leading to the 1st level.

Lounge (6m x 3.3m)

Lovely, well-proportioned, front facing room with carpeted flooring, two radiators, TV, BT and USB Points.

Kitchen/Diner/Family Area (9.1m x 3.2m)

Beautiful, open plan kitchen/diner/family area. The kitchen has a range of contemporary wall and base units with contrasting worktops and under unit lighting. Integrated appliances to include; double oven, dishwasher, fridge/freezer, 5 ring gas hob and extractor hood. Breakfast bar, one and a half stainless steel sink with draining board,

tiled flooring, rear facing window, TV Point and two radiators. French doors leading to the rear garden.

Laundry Room (2.1m x 2m)

Base units with contrasting worktop, stainless steel sink with draining board, spaces for washing machine and tumble dryer. Tiled flooring and door to the rear garden.

WC (2m x 1m)

Contemporary suite of white WC and wash hand basin. Tiled splashback and flooring, radiator and extractor fan.

Upper Landing

Open landing giving access to all rooms on the first floor. Carpeted flooring, loft hatch and storage cupboard housing the water tank.

Bedroom 1 (4.6m x 3.3m)

Extremely spacious double bedroom facing the front of the house and affording views to the Ochil Hills. Built-in double mirrored wardrobes with hanging space, Juliette balcony, carpeted flooring, radiator and TV Point.

En-Suite (2.2m x 1.7m)

Modern white suite of wash hand basin, WC and tiled shower cubicle with mains shower. Vinyl flooring, radiator and window.

Bedroom 2 (5.5m x 2.8m)

Generous, front facing double bedroom with built-in mirrored wardrobes, carpeted flooring and radiator.

En-Suite (2.6m x 2.5m)

Contemporary white suite of WC, wash hand basin and tiled shower cubicle with mains shower. Partially tiled walls, vinyl flooring, radiator and window.

Bedroom 3 (4m x 2.7m)

Rear-facing double bedroom with carpeted flooring, window and radiator.

Bedroom 4 (3.8m x 2.6m)

A further front-facing double bedroom with window, carpeted flooring, TV Point, radiator and storage cupboard.

Bedroom 5/Home Office (2.7m x 2.6m)

Double bedroom currently being used as a Home Office. Carpeted flooring, radiator and window overlooking the rear garden.

Family Bathroom (2.9m x 2.6m)

Contemporary white suite of bath, oversized shower cubicle with

mains shower, WC and wash and basin. Vinyl flooring, partially tiled walls, radiator and window.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



3 Scholars Road

Alloa, Scotland

Halliday Homes

56 Henderson Street, Bridge of Allan, Stirling, FK9 4HS

+44 (0)1786 833811 | info@hallidayproperty.co.uk

hallidayproperty.co.uk