

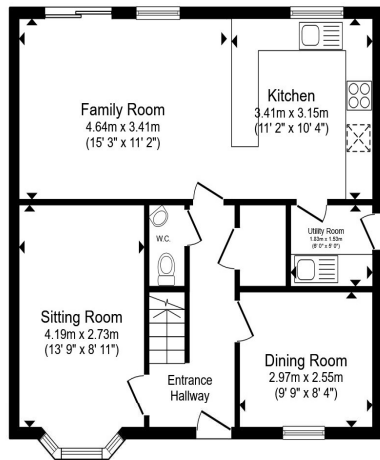


Andrew Hardie Drive, Alloa, FK10 2JA

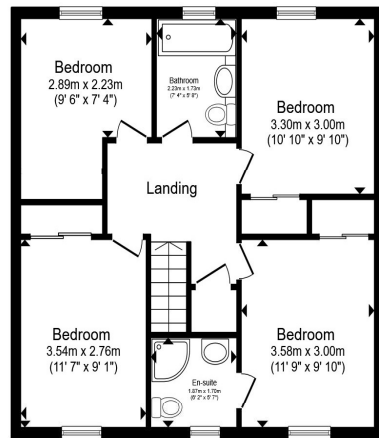
welcome to

Andrew Hardie Drive, Alloa

An exquisite, detached family home which perfectly epitomises both contemporary & versatile accommodation, allowing for an expansive & comfortable living space for those seeking a high-quality home. The property is ideally located in a popular residential locale & viewing is certainly recommended to fully appreciate all that this delightful home has to offer.



Ground Floor



First Floor

Total floor area 122.0 m² (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This truly stunning & spacious detached house, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels & initially consists of a welcoming Entrance Hallway, which sets the tone for the rest of the home. Immediately drawing you in, is the formal Sitting Room; this provides the perfect ambience in which to relax or unwind, with a large window to the front aspect allowing light to flourish into the room. Next, we gravitate to the open plan Kitchen/Family Room; this is a truly stand-out feature & this stylish room certainly is the sociable hub of the home & has become the ideal retreat where friends & family will naturally gather at the start & end of the day. In the warmer seasons, roll open the patio doors & step out to the rear garden - this makes the ideal space for alfresco dining or a delightful outside space to enjoy. The contemporary design also makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units plus fitted worktops - the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room, with a door leading out to the integral garage. Gravitating back to the main Hallway we then find the Dining Room, which is perfect for family gathering or entertaining; however, this room also offers a multitude of possibilities & could easily be adapted to alternative usage, depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home. Completing the accommodation on this floor is a ground floor WC.

We then ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The sizeable Principal Bedroom benefits from a range of fitted wardrobes & a stylish en-suite Shower Room, comprising of a shower cubicle, wc & wash hand basin. There are a further 3, well-proportioned Bedrooms, which all benefit from in-built storage & completing the accommodation on this floor is a modern Family Bathroom comprising of a bath, with over shower, wc & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor; the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. There is a good range of in-built storage space to be found throughout & viewing is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property is a sizeable driveway, providing ample off-road parking & access to the garage; there is also a well-maintained lawn garden. The garden to the rear of the property is another stand-out feature of this lovely home, with the design being fashioned to introduce various seating areas & lawn, with shrubs & borders; all of which provide an ideal space in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful area in which to appreciate the garden grounds; any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

Alloa is situated between the Ochil Hills & the River Forth & is an ideal commuter town, providing convenient access throughout the central belt & onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh & Perth. There are local amenities & educational facilities.

Ground Floor

Entrance Hallway

Sitting Room

13' 9" max x 8' 11" max (4.19m max x 2.72m max)

Dining Room

9' 9" max x 8' 4" max (2.97m max x 2.54m max)

Kitchen Area

11' 2" max x 10' 4" max (3.40m max x 3.15m max)

Family Area

15' 3" max x 11' 2" max (4.65m max x 3.40m max)

Utility Room

Wc

Upper Floor

Bedroom

11' 9" max x 9' 10" max (3.58m max x 3.00m max)

En Suite

Bedroom

10' 10" max x 9' 10" max (3.30m max x 3.00m max)

Bedroom

11' 7" max x 9' 1" max (3.53m max x 2.77m max)

Bedroom

9' 6" max x 7' 4" max (2.90m max x 2.24m max)

Family Bathroom



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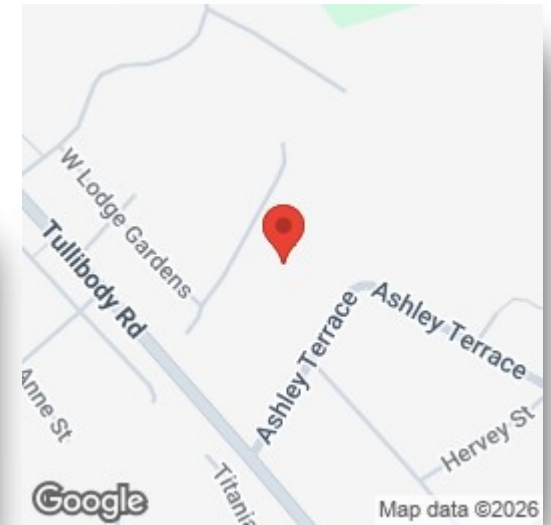
- Impressive, detached family home
- 4 Bedrooms
- Open Plan Kitchen/Family Room
- Formal Sitting Room & separate Dining Room
- Ground Floor WC

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI107737 - 0002

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