



26 Talorcan

Alloa FK10 1RE

Offers Over £147,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



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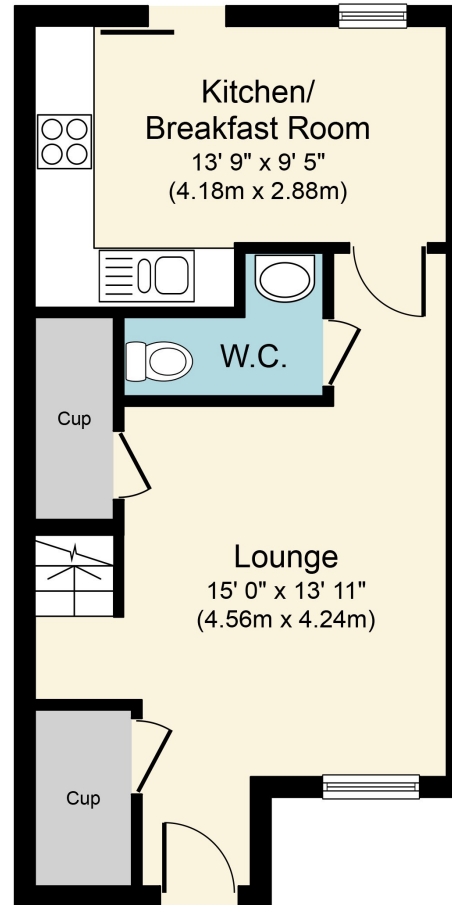
Well presented semi detached villa, in popular area and with open aspects. Ideal first buy or for down-sizing perhaps. Modern and well maintained accommodation throughout with many attractive features. Spacious lounge and modern kitchen//breakfast with ample space dining and with access to attractive enclosed garden. Excellent storage facilities and low maintenance flooring. The location has easy access to schools, nearby retail park, town centre and rail station. Swift access to Clacks Bridge and motorway networks. Early viewing recommended to avoid disappointment.

- Entrance /storage area
- Spacious lounge
- W.C.
- Modern fitted kitchen/breakfast room
- Two well proportioned bedrooms
- Well appointed bathroom
- Ladder/attic space
- GCH & DG
- Attractive low maintenance gardens
- Allocated parking space
- Open aspects front and rear
- Council Tax Band D

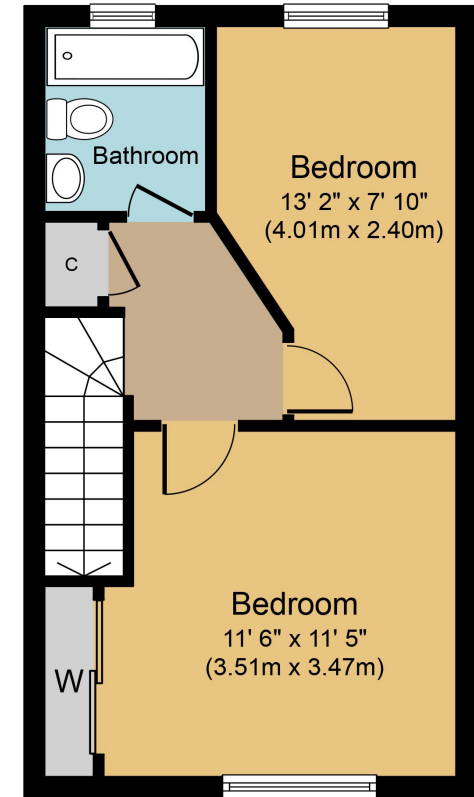
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)



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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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