




FOR SALE
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REAL ESTATE

 **RE/MAX**
Property

6 Lapwing Place, Alloa, FK10 1SJ.

Offers Over £278,000



A Stunning 4 Bedroom Detached Modern Home.

This impeccably presented house, situated in a family-friendly estate near local amenities, is in walk-in condition. Located in Lapwing Place, this inviting home is perfect for various needs, particularly for families needing ample bedroom and office space. Lorna MacDonald and RE/MAX Property are thrilled to bring this 4-bedroom property to the market, offering an ideal living environment for a variety of buyers.

Alloa is a town in Clackmannanshire, located approximately 6 miles from Stirling and 8 miles from Falkirk. It's ideal for commuting to larger cities like Glasgow and Edinburgh, thanks to the rail service and the Clackmannanshire Bridge connecting to major motorways. The town centre offers a variety of shops, restaurants, pubs, and supermarkets, all easily accessible, along with a well-serviced bus route throughout the county. Educational facilities in Alloa include several nurseries, primary and secondary schools, and Forth Valley College. Stirling University is easily reachable via car and a direct bus route. The town also boasts sporting facilities such as a leisure centre, a local football stadium, a cricket club, a bowling club, and a golf course.

Entrance Hallway

Entry to this inviting hallway is through a part glazed uPVC door allowing natural light to enter, alongside the adjacent window. The modern décor begins with white painted walls and laminate flooring. Two ceiling lights, a radiator, power points, and a smoke detector complete this area.

Lounge

4.335m x 3.302m (14'02" x 10'10") This superb room has been painted with white and grey tones to the walls and carpet to the floor. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. A built in media wall with an electric fire and space for a television creates a central focal point in the room. A radiator, smoke detector and power points are also provided.

Living Level Toilet

1.515m x 1.515m (4'11" x 4'11") This essential room for modern day living has been decorated with white painted walls, half height marble effect tiles and laminate to the floor. The suite comprises of a close coupled toilet and a pedestal sink. A window to the front of the property allows natural light to flow into this space which is further complimented by a ceiling light. There is a radiator and an extractor fan to finish off the room.

Open Plan Kitchen Diner

3.337m narrowing to 2.749m x 7.204m (10'11" narrowing to 9'00" x 23'07") This spacious room has many wall and floor mounted units finished in white gloss, with co-ordinating black work surfaces. Decorated with white painted walls, a feature grey papered wall, grey metro tile splashback and continued laminate flooring. There is an under counter electric oven, a four-ring gas hob and a stainless steel extractor hood, which will all be included in the sale. There is also space for a tall fridge freezer and an under counter dishwasher. Natural light enters from the windows and double opening patio doors, to the rear of the property. The sink area comprises of a one and a half stainless steel sink with mixer tap and drainer. A large under stairs storage cupboard can be accessed from this space. There are two ceiling lights, under cabinet lights, a radiator, heat detector and power points are provided.

Utility Room

2.112m x 1.517m (6'11" x 4'11") The utility room provides a practical, well-designed space. There is space for two under counter appliances with a black work surface over. Decorated with white painted walls and continued laminate flooring. A uPVC door with window from here allows access to the side of the property. Power points, an extractor fan, radiator and a ceiling light complete the room.

Stairs and Landing

The décor continues with carpeted stairs and landing and white painted walls. There is a ceiling light, a smoke detector, a radiator, power points and an attic hatch to complete this area.

Primary Bedroom

3.139m x 3.328m (10'03" x 10'11") This delightful room has neutrally painted walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. A built in, triple fronted wardrobe provides an abundance of hanging and shelving storage space. A radiator and power points are also provided.



En-Suite Shower

1.723m x 1.765m (5'07" x 5'09") This shower room has been decorated with white painted walls, white tiles in the shower area and behind the sink, and vinyl to the floor. The suite comprises of a shower unit with mains shower, a close coupled toilet and a pedestal sink. A window to the front of the property allows natural light into the room and this is further complimented by a ceiling light. A radiator and extractor fan complete the room.

Bedroom Two

3.657m x 2.646m (11'11" x 8'08") This lovely room has been finished with white tones to the walls and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. A built in wardrobe offers storage space. Power points and a radiator are also provided.

Bedroom Three

3.088m x 2.272m (10'01" x 7'05") This great bedroom has been finished with white painted walls and carpet to the floor. The window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

Bedroom Four

2.721m x 2.624m (8'11" x 8'07") The final bedroom features white painted walls and carpeted flooring. A rear-facing window lets in plenty of natural light, complemented by a ceiling light. The room is equipped with power outlets and a radiator.

Family Bathroom

2.001m x 2.100m (6'06" x 6'10") This pleasant room has been finished with neutrally painted walls, white tiles around bath and sink splashback, and there is grey vinyl to the floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of a bath with mixer tap, a close coupled toilet and pedestal sink. A radiator and extractor fan are included.





Additional Items

Garden Cabin 7.054m x 3.016m (23'01" x 9'10") This fantastic additional space features white painted walls and laminate flooring. Double patio doors let in plenty of natural light, complemented by ceiling downlights. The room includes power outlets, a built-in bar, and built-in bench seating. All fitted floor coverings, kitchen items mentioned and light fittings are included in the sale. The hot tub and garden cabin can be purchased for an additional cost. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

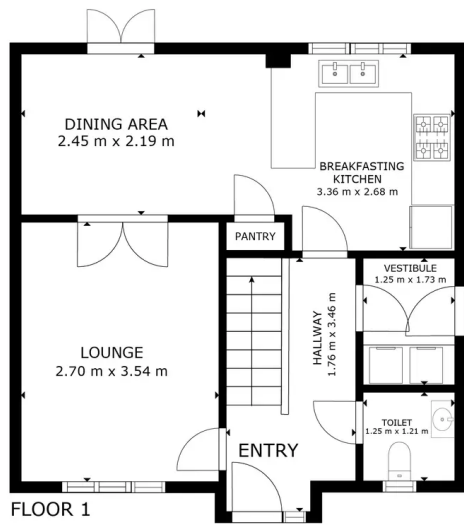
OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

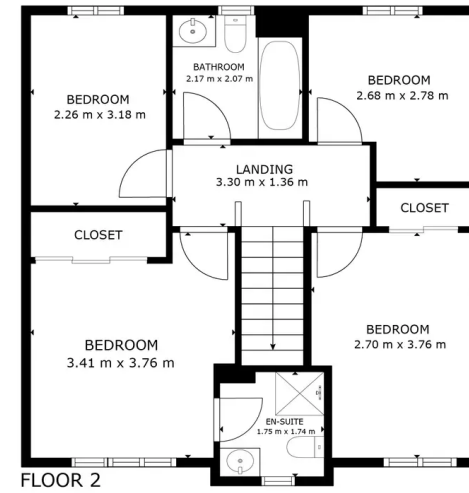
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA
 FLOOR 1: 35 m², FLOOR 2: 35 m²
 TOTAL: 70 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.