



32 Fairyburn Road

Alloa FK10 2JZ

Offers Over £135,000

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



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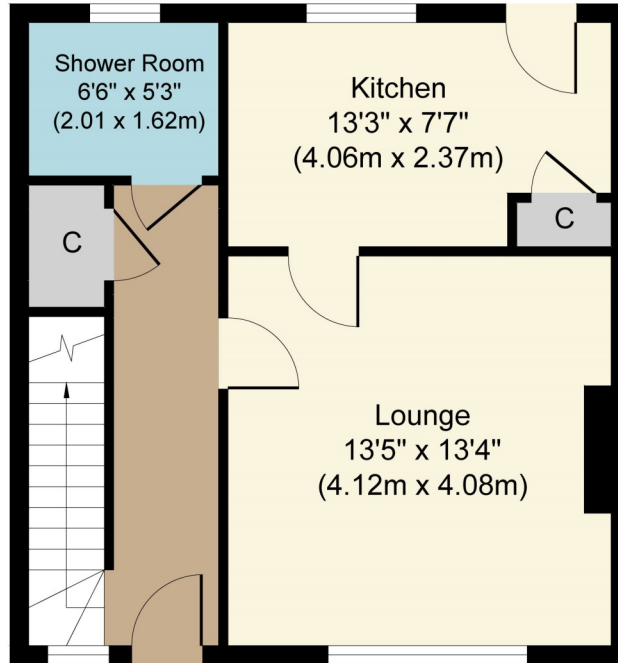
An excellent home which will suit a variety of buyers is offered from this popular style, three bedroom end terrace villa. The property is set within a well established and popular residential location, which is within easy reach of Alloa's town centre amenities, schools, shopping and excellent road and rail links make it ideal for the commuter. It boasts well proportioned accommodation throughout, recently fitted Worcester Bosch combi boiler and radiators, a modern shower room and well maintained garden ground to the front, side and rear. There is also ample on street parking available. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Kitchen**
- **Three bedrooms**
- **Modern shower room**
- **Gardens**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: D**

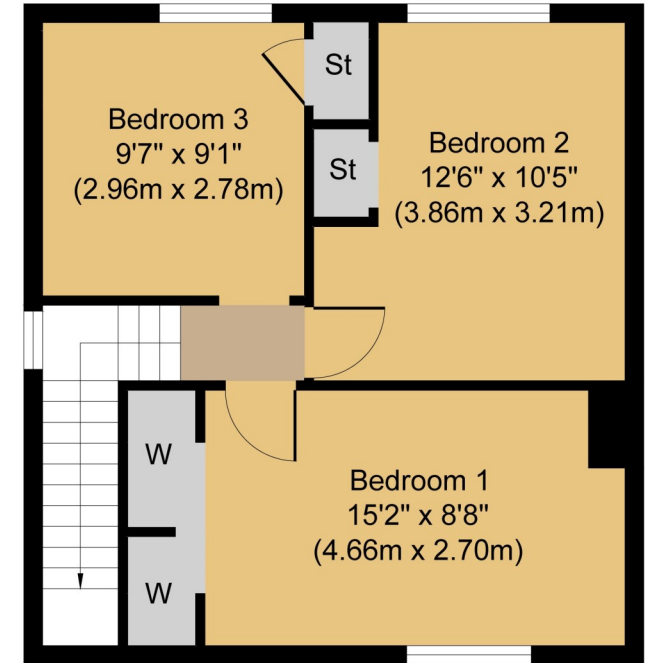
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)



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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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