



39 Ochil Street

Alloa FK10 2DS

Offers Over £75,000

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



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An excellent first time buy or investment opportunity is offered from this traditional ground floor flat. The property boasts well proportioned living accommodation throughout, with its own front and back door. To the rear is a shared drying green and a small area of private garden. It further benefits from ample on street parking nearby. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its potential. Early/flexible entry is available with no onward buying chain.

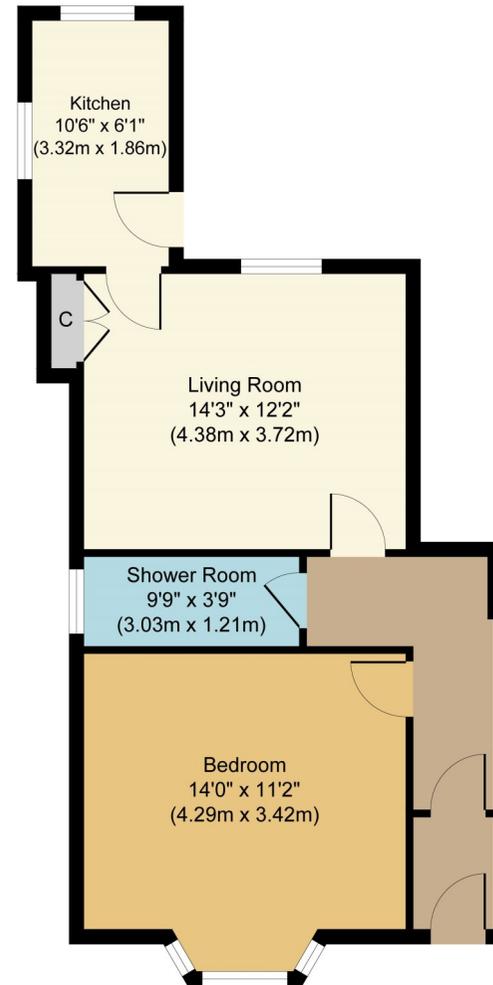
- **Entrance hallway**
- **Spacious lounge**
- **Double bedroom**
- **Kitchen**
- **Shower room**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: D**

**Please note: The property is sold as seen.**

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



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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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