

188 WEST STIRLING STREET, ALVA FK12 5BG

HARPER & STONE
ESTATE & LETTING AGENTS





188 WEST STIRLING STREET

ALVA, FK12 5BG

PROPERTY FEATURES

- Ground floor 2 bed flat Circa 1900 situated in the popular town of Alva
- Idyllic location at the foot of the stunning Ochil hills
- Approximately 43 square meters of accommodation
- Two bright bedrooms featuring built in storage
- Galley kitchen with space for dining table
- Lounge with lovely view to hills and garden access
- Fantastic first time buyer or development opportunity
- Chain free
- Early viewing highly advised

Harper & Stone are delighted to present to the market 188 West Stirling Street, a two bedroom ground floor flat located in the popular town of Alva, and enjoying an idyllic location at the foot of the beautiful Ochil hills. Ideally situated for easy access to Stirling and the central belt. The property offers an ideal prospect for a first time buyer or as a development opportunity. Providing approximately 43 square metres of accommodation, this appealing property represents an exciting opportunity to create a truly special home within an idyllic setting at the foot of the Ochil hills.

The Accommodation is Presented as Below:

Ground Floor: Lounge, Hallway, Kitchen, Two Bedrooms and a Bathroom.

A side entrance to the property provides direct access to the kitchen. This galley style kitchen does require refurbishment but offers excellent potential, with ample space for a range of wall and base units, work surfaces, and appliances. There is also sufficient room to accommodate a dining table, creating a practical kitchen/diner space.

The lounge is situated to the rear of the property and enjoys attractive views towards the Ochil Hills, creating a pleasant and relaxing living space. A door from the lounge provides direct access to the private garden area and the communal drying green, allowing for easy indoor/outdoor living.

There are two well proportioned bedrooms located to the front of the property, both benefiting from large south facing windows that flood the rooms with natural light. Each bedroom also features built in wardrobe storage, providing practical space saving solutions.

Completing the accommodation is the bathroom, fitted with a bath incorporating an over bath shower, wash hand basin and WC. A generous airing cupboard offers additional storage.

Externally, the property benefits from a private garden area, providing the perfect spot for a bistro table and chairs to enjoy the lovely outlook towards the Ochil Hills. A well maintained garden shed offers valuable additional storage. The communal drying green is also conveniently located nearby and is well cared for by residents.



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188 West Stirling Street presents an excellent opportunity for first time buyers, downsizers or investors alike, with strong rental potential and a convenient location close to local amenities. Early viewing is highly recommended to fully appreciate the accommodation, views and potential on offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band B
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas Mains

Nestled at the foot of the picturesque Ochil Hills, Alva is a charming and well connected town offering an appealing balance of countryside living and everyday convenience. The historic town developed around Alva House, a tower house dating from 1542, which was enlarged and remodelled in 1636 by Sir Charles Erskine. Surrounded by beautiful scenery and popular walking routes, including the renowned Alva Glen, the area is ideal for those who enjoy outdoor pursuits and a relaxed lifestyle.

Alva provides a good range of local amenities, including shops, cafés, and a health centre. Schooling is available at Alva Primary School and Alva Academy, while the highly regarded Dollar Academy is approximately a 10 minute drive away. Convenient transport connections provide access to Edinburgh, Glasgow, Stirling, Falkirk, Alloa and the wider central belt, making Alva a popular choice for families and professionals alike.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



