

39 BERRYFIELD CRESCENT, ALVA FK12 5FB

HARPER & STONE
ESTATE & LETTING AGENTS





39 BERRYFIELD CRESCENT

ALVA, FK12 5FB

PROPERTY FEATURES

- 3 Bedroom detached family home Circa 2021
- Approximately 98 square meters of living space
- Built by Allanwater Homes with quality finishes throughout
- Set within a popular residential estate
- Stunning views of the Ochil Hills
- Beautifully presented throughout
- Principal bedroom with ensuite shower room
- Private South West facing back garden
- Integral single garage and off road parking
- Early viewing recommended

Harper & Stone are thrilled to showcase to the market this immaculately presented three bedroom detached villa, set within a peaceful modern development at the foot of the Ochil Hills. Built by Allanwater Homes in 2021, this attractive, move in condition home offers a superb balance of style, comfort and practicality, with high quality fixtures and fittings throughout, perfectly suited to modern family living.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner and Cloakroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

Upon entering, a welcoming hallway sets the tone for the home, with the ground floor flowing effortlessly. To the right, a convenient cloakroom is fitted with a pedestal sink and WC. Moving through, the spacious rear facing lounge provides a relaxing retreat, beautifully enhanced by French doors that open directly onto the garden, allowing natural light to flood the space and creating a seamless indoor outdoor connection. From the lounge, access leads into the contemporary kitchen diner, thoughtfully designed with a range of neutral wall and base units. Integrated appliances include an induction hob and electric oven, while additional freestanding appliances comprise a dishwasher, fridge freezer and washing machine. There is ample space for dining, making it ideal for both everyday living and entertaining.

Upstairs, the accommodation continues to impress. The principal bedroom benefits from two double fitted wardrobes and a stylish en suite shower room. Bedroom two enjoys a front facing aspect, complete with a charming Juliet balcony and fitted wardrobe, while bedroom three is a versatile and well proportioned room, currently utilised as a home office, perfect for remote working. The family bathroom is well appointed, offering a bath, separate walk in shower, pedestal sink and WC.



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Externally, the property boasts a private rear garden with a patio area, ideal for outdoor dining and relaxation. To the front, there is a neat lawned garden alongside a mono bloc driveway providing off street parking and access to the single integral garage.

This exceptional home combines modern elegance with a practical layout, all set within a desirable and tranquil location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer at 39 Belmont Crescent.

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.

Council Tax Band E
EER Band B

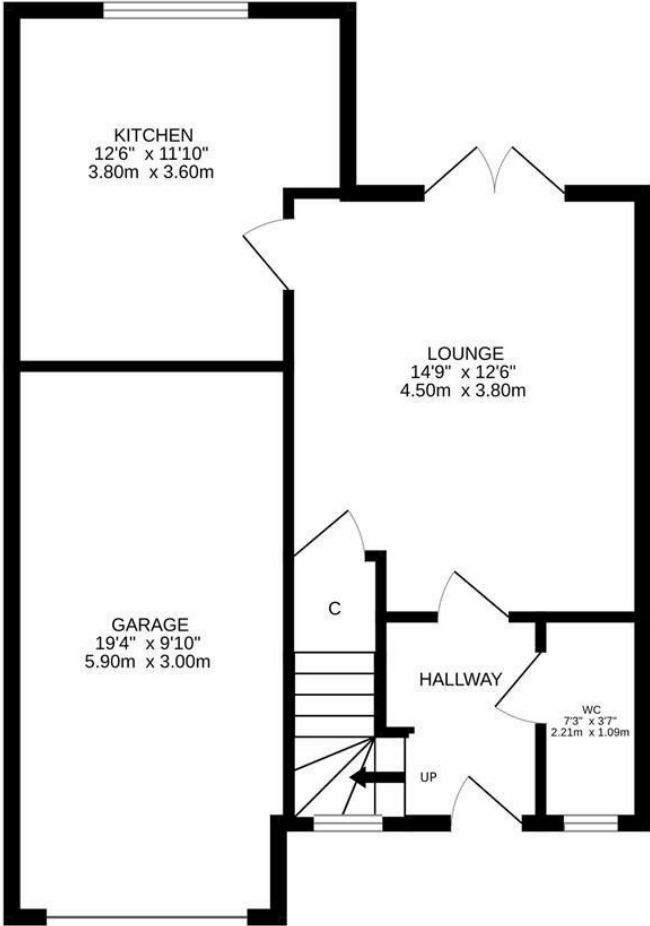
Water: Mains
Sewage: Mains
Heating: Gas

Alva is a traditional Hillfoots village nestled beneath the vast Ochil Hills. Providing plenty of local amenities including banks, a variety of local shops, library, health centre and Alva has both Secondary and a Primary school, with Dollar Academy a 10 minute drive away. Leisure facilities include a Golf Course, a swimming pool and the Sterling Mills Retail Outlet Centre is located just a short drive along the road. Stirling or Alloa are also closely located and provide access to the rail network.

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.



GROUND FLOOR



1ST FLOOR

