

73 ERSKINE STREET, ALVA FK12 5LU

HARPER & STONE  
ESTATE & LETTING AGENTS





# 73 ERSKINE STREET

ALVA, FK12 5LU

## PROPERTY FEATURES

- 1 Bedroom upper flat Circa 1900
- Approximately 37 square meters of living space
- Stylish modern finishes throughout
- Open plan kitchen/dining/living room
- Ideal first time buyer or Airbnb opportunity
- Quiet residential area
- Beautiful views towards the Ochil Hills
- Conveniently located close to local amenities
- Early viewing recommended

Harper & Stone are delighted to present to the market 73 Erskine Street, a charming one bedroom first floor flat situated within a quiet and sought after residential area of Alva. Beautifully decorated with contemporary finishes throughout, this inviting home further benefits from picturesque views towards the Ochil Hills, creating a wonderful sense of space and tranquillity.

The Accommodation is Presented as Below:

First Floor: Hallway, Kitchen, Lounge/Diner, Bedroom and a Shower Room.

Access to the property is via external stairs leading to the front entrance. Upon entering, you are welcomed into a bright and airy hallway which sets the tone for the rest of the home. The shower room is conveniently located off the hall and is fitted with a modern suite comprising a shower, vanity sink with storage heated towel rail and WC. A handy storage cupboard houses the boiler and washing machine, maximising practicality without compromising on space.

The heart of the home is the open plan kitchen, dining, and living area, a space perfect for both relaxing and entertaining. The contemporary galley style kitchen is finished with marble effect worktops and features integrated appliances including a microwave, fridge, compact freezer, electric oven, and two-ring induction hob. The adjoining dining and living area enjoy lovely outlooks towards the Ochil Hills and the nearby park, offering a peaceful and scenic backdrop.

The bedroom provides a cosy and comfortable retreat, complete with a Velux window that frames further views of the surrounding countryside, enhancing the property's appeal.



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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 A  
EER Band C

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 a 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.



