

142 WEST STIRLING STREET, ALVA FK12 5EN

HARPER & STONE
ESTATE & LETTING AGENTS





142 WEST STIRLING STREET

ALVA, FK12 5EN

PROPERTY FEATURES

- Commercial premises located in the popular town of Alva
- Approximately 25 square meters in a prime location on the high street
- Beautifully presented throughout
- Large window ideal for retail display
- Open plan space with option to divide
- Neutrally decorated throughout
- Beautiful cornicing details
- Cloakroom
- EPC band B
- Suitable for class 1A use

Harper & Stone are delighted to present to the market 142 West Stirling Street, a commercial premises located within the bustling town of Alva. Occupying a prime and convenient position, the property offers excellent accessibility for prospective clients.

The Accommodation is Presented as Below:

Ground Floor: Vestibule, Reception Room, Office & WC.

Entrance to the property is through large storm doors into a small vestibule which opens directly into the bright and spacious open plan space. The property is tastefully decorated with a mix of modern and original features including stunning cornicing detail. Laminate wood flooring is laid throughout the space.

A large window at the front of the property floods the space with natural light and provides an ideal store front display. Vertical blinds are currently in place, offering privacy if used as an office space. The space is divided into two spaces via two steps that lead up to the rear of the property where you will find another office/reception space and a practical cloakroom providing a sink and WC.

This property offers a practical and versatile space that could be utilised for an variety of commercial uses. Occupying a prominent position in the heart of Alva, surrounded by a variety of thriving independent businesses, this appealing commercial property is certain to attract strong interest. Early viewing is highly recommended.

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.



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Viewings are strictly by appointment only via Harper & Stone.

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Rateable Value £2000 per annum

EPC Band B

Water: Mains

Sewage: Mains

Heating: Electric Mains Heaters

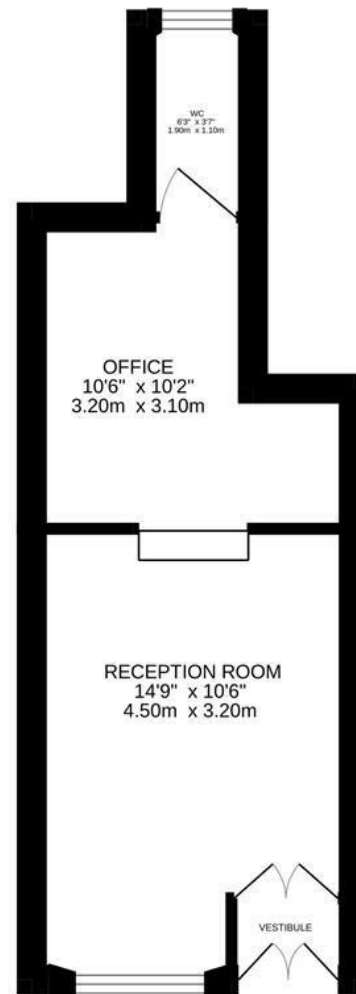
Nestled at the foot of the picturesque Ochil Hills, Alva is a charming and well connected town offering an appealing balance of countryside living and everyday convenience. The historic town developed around Alva House, a tower house dating from 1542, which was enlarged and remodelled in 1636 by Sir 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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