

94 BEAUCLERC STREET, ALVA FK12 5LE

HARPER & STONE
ESTATE & LETTING AGENTS





94 BEAUCLERC STREET

ALVA, FK12 5LE

PROPERTY FEATURES

- Charming 3 bedroom first floor flat
- Located in a highly desirable area nestled at the foot of the Ochil hills
- Approximately 61 square meters of flexible living space
- Period features including cornicing, ceiling roses and press storage
- Spacious lounge with lovely park views
- Well appointed kitchen with neutral cabinetry
- Modern contemporary bathroom
- Lovely private garden
- Early viewing highly advised

Harper & Stone are delighted to present 94 Beauclerc Street to the market, a charming traditional first floor flat located in a highly desirable area within the town of Alva. Perfectly positioned within walking distance of local amenities, the property also benefits from easy access to the breathtaking Ochil Hills, offering a wealth of scenic walking and outdoor pursuits. Combining convenience with an attractive setting, this well located home is sure to appeal to a wide range of buyers, including first time purchasers, downsizers, and investors alike.

The Accommodation is Presented as Below:

Ground Floor: Entrance Porch and Stairwell.

First Floor: Hallway, Lounge, Kitchen, 3 Bedrooms and a Bathroom.

The property benefits from its own private entrance, accessed via an iron gate leading to a practical entrance porch. From here, stairs rise to the first floor flat, where a bright and welcoming hallway provides access to the accommodation.

The well proportioned lounge enjoys a large south facing window, offering a pleasant outlook over Johnstone Park. High ceilings, original coving, picture rails and a cast iron decorative fireplace add character and period charm to this attractive living space. Recessed press shelving provides useful additional storage.

Adjacent to the lounge is a well appointed galley style kitchen, fitted with a range of cream wall and base units complemented by contrasting worktops. Integrated appliances include a four burner gas hob and electric fan oven, while additional appliance spaces housing a washing machine and a fridge freezer which are included in the sale. A stainless steel sink with drainer is positioned beneath a large window, which enjoys lovely views towards the Ochil Hills. Further enhancing the practicality of the space is a traditional pulley drying rail, which takes full advantage of the property's impressive ceiling height and can be neatly stored away when not in use.

Bedroom 1 is positioned to the front of the property and benefits from dual aspect windows, which flood the room with natural light while providing attractive views over the park. Generously proportioned, the room comfortably accommodates a king size bed along with a range of freestanding furniture, creating a bright and comfortable retreat.

Two further single bedrooms provide excellent flexibility and can be adapted to suit a variety of needs, whether as children's bedrooms, guest accommodation, or a home office. Both rooms are well proportioned and offer comfortable space for bedroom furniture or a dedicated workspace.

Completing the accommodation is the recently renovated bathroom, fitted with a bath, over bath mains fed shower, pedestal sink, heated towel rail,



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recessed shelving and a WC. The contemporary look is complemented by striking green brick style tiling.

The generously sized loft provides useful additional storage, with partial flooring and convenient access via a drop-down loft ladder.

Externally, the property boasts a surprisingly generous garden, providing a peaceful setting backing onto the Ochil Hills in which to relax and enjoy the surroundings. Accessed via a set of stairs, the expansive tiered garden has been thoughtfully landscaped to create a variety of seating areas. An abundance of mature planting, including established apple trees, surrounds a neat lawn area complete with a washing line. To the rear of the garden, a shed provides useful external storage. Backing directly onto the Ochil Hills, the garden enjoys a wonderful sense of privacy and offers an idyllic outdoor retreat.

Combining period charm, a picturesque setting, practical accommodation, and an impressive garden, 94 Beauclerc Street presents an excellent opportunity for a wide range of purchasers. Offering a unique blend of character, comfort, and outdoor space, this delightful home is ready to welcome its next owner. Early viewing is highly recommended to fully appreciate all that this wonderful property has to 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.

What3Words Navigation:///fuss.reduce.including

Council Tax Band C
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

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



