

37A CLAREMONT, ALLOA FK10 2DG

HARPER & STONE
ESTATE & LETTING AGENTS





37A CLAREMONT

ALLOA, FK10 2DG

PROPERTY FEATURES

- Spacious 5 bedroom family home Circa 1950 in sought after location
- Ideally located near to local amenities and transport links
- Approximately 262 square meters of flexible living space
- Generous lounge featuring dual aspect windows and open fire
- Spacious kitchen including generous pantry storage
- Five well proportioned bedrooms including one on the ground floor
- Separate utility room
- Generous storage throughout
- Early viewing highly advised

Harper & Stone are delighted to present to the market 37A Claremont, a deceptively spacious and beautifully positioned home tucked away down a private lane within a popular residential area of Alloa. Originally the former manse for St Mungo's Church, this distinctive property retains a sense of character and grandeur, benefitting from three generous reception rooms, high ceilings and an abundance of natural light throughout.

The Accommodation is Presented as Below:

Ground Floor: Vestibule, Hallway, Lounge, Family Room, Dining Room, Kitchen, Utility Room, Shower Room and a Bedroom.

First Floor: Landing, Hallway, Bathroom, Bedroom/Study and 4 further Bedrooms.

Entrance to the property is via traditional wooden storm doors which open into a vestibule featuring an attractive terrazzo floor. Beyond, a bright and welcoming reception hallway benefits from engineered wood flooring, high ceilings and an abundance of natural light. A spacious cloak cupboard provides practical storage and houses the property's electrical systems. There is also a generous under stair cupboard which is very practical offering natural light through two small windows.

To the right of the hallway is an elegant reception room enjoying a pleasant outlook over the garden. This inviting space is filled with natural light and benefits from three attractive alcove bookcases, providing both character and practical storage. High ceilings further enhance the sense of space, creating a versatile room that would lend itself equally well to use as a formal sitting room, family room or home office.

To the left of the hallway is the impressive main living room, a spacious and characterful reception room featuring wooden flooring, dual aspect windows and an attractive open fireplace. A bay window with built in seating and storage creates a charming spot to relax, while large front facing windows enjoy a pleasant outlook over the garden.

Heading along the corridor towards the rear of the property, you arrive at the dining room, another generously proportioned reception space. Featuring wooden flooring and dual aspect windows, the room enjoys an abundance of natural light, creating a bright and welcoming setting for both everyday dining and entertaining.

Adjacent to the dining room is the well appointed kitchen, fitted with a range of units and integrated appliances including a dishwasher, fridge freezer, five burner gas hob and double electric oven with grill. The kitchen further benefits from three generous pantry cupboards, offering excellent storage and potential to extend the kitchen space if desired.







37A CLAREMONT

Adjacent to the kitchen, a corridor provides access to a spacious utility room, offering excellent additional storage and workspace. The room features a stainless steel sink, plumbing and space for two appliances, while a ceiling mounted clothes airer provides a practical drying solution. A door from the corridor also provides direct access to the rear garden.

The property benefits from a spacious ground floor bedroom, featuring fitted double wardrobes and ample space for a king size bed along with additional furniture. Two large windows overlook the side of the property, allowing plenty of natural light to fill the room.

Completing the ground floor accommodation is a fully tiled shower room, fitted with a shower cubicle with electric shower, pedestal sink and WC. The room also benefits from a heated towel rail, providing both comfort and practicality.

Heading upstairs, a large window on the stairwell floods the space with natural light, creating a bright and airy feel. At the end of the hallway is large cupboard featuring water tank and slatted shelving ideal for storing linens. An additional hall cupboard provides useful storage. The spacious family bathroom is fitted with a jacuzzi bath with over-bath shower, pedestal sink, bidet and WC. A heated towel rail completes this well appointed room.

The principal bedroom is generously proportioned and enjoys dual aspect windows, flooding the room with natural light. The main window frames stunning panoramic views across the surrounding countryside, creating a peaceful and picturesque outlook. Ample floor space allows for a super king-size bed and additional furniture, making this a comfortable and inviting retreat.

There are three further double bedrooms, two of which benefit from built in storage, providing excellent practicality for family living. Completing the upper accommodation is a versatile study, which could equally serve as a single bedroom, nursery, or home office depending on requirements.

Externally, the property enjoys generous outdoor space, perfectly suited to family living and making

the most of its peaceful setting. A long winding driveway provides ample parking for multiple vehicles, while a sunny patio to the front offers a lovely spot to relax and take in the views. To the rear, a spacious patio creates an ideal setting for outdoor dining and entertaining. The property also benefits from a substantial brick-built garage, accessed from both the front and rear, complete with power, lighting, windows and useful integrated storage.

This impressively spacious property, characterised by high ceilings, elegant hallways and an abundance of natural light, offers a fantastic opportunity to create a practical and modern family home. Whether you're seeking a spacious family home or a peaceful retreat, 37A Claremont presents a rare opportunity to enjoy the very best of both worlds. Early viewing is highly recommended to fully appreciate the generous accommodation, picturesque outlooks and exceptional potential this remarkable 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.

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Council Tax Band G
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas Mains

Alloa offers an excellent range of local amenities, including retail outlets, supermarkets, restaurants, and leisure facilities. At the heart of the town centre is the Speirs Centre, a modern, state of the art

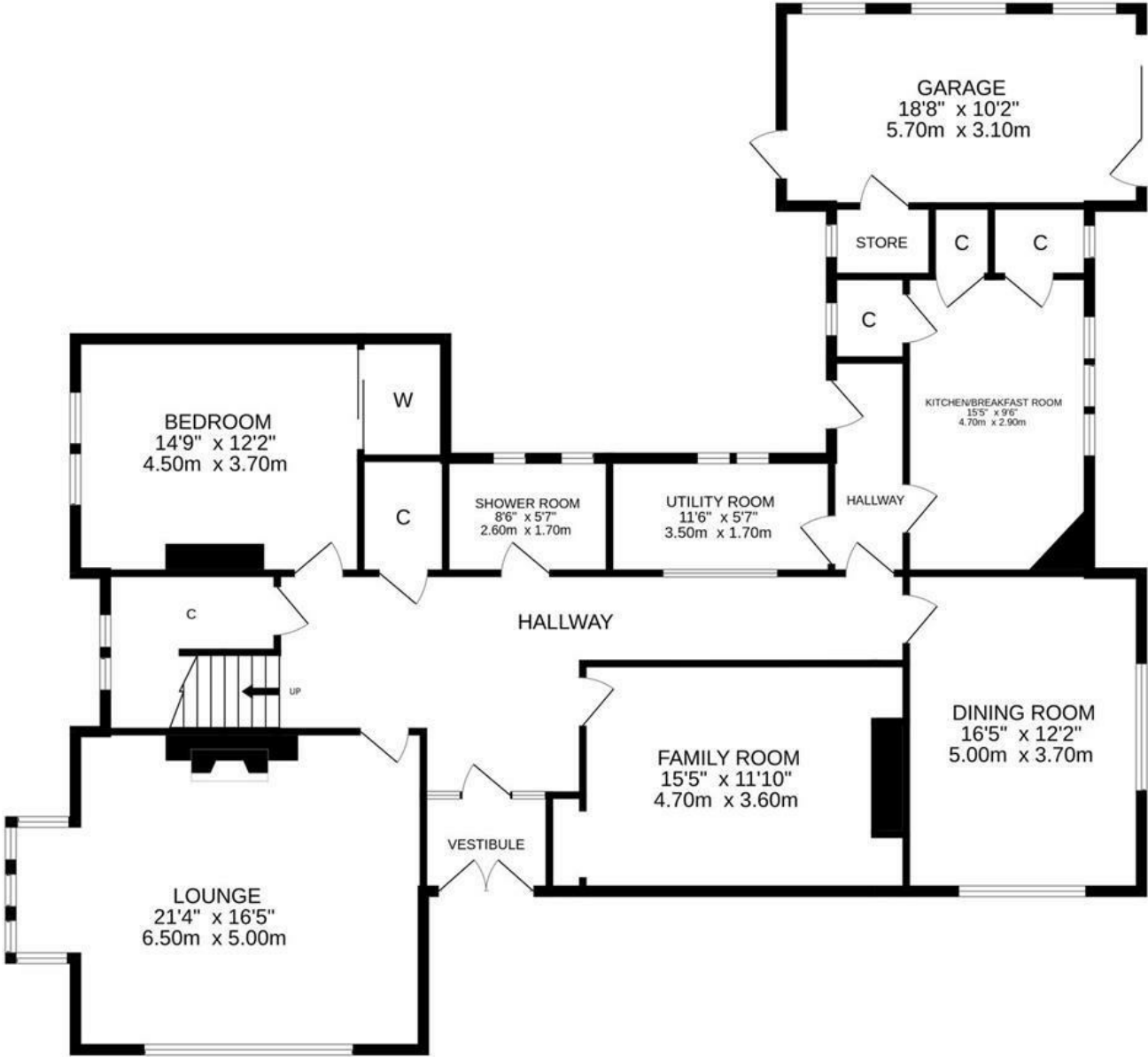
community hub. The town's main historic landmark is Alloa Tower, one of Scotland's largest surviving medieval tower houses. Education provision is strong, with four primary schools and two well regarded secondary schools serving the area. For commuters, Alloa train station provides convenient links to Stirling, Glasgow, and Edinburgh, and the motorway network is only a short distance away.

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

