



## 9 SHILLINGHILL, ALLOA OFFERS OVER £59,000

SPACIOUS 1 BEDROOM MAINDOOR FLAT.

Located in Alloa Town Centre within walking distance of Shops, amenities and Train Station.

Entrance Hall. Lounge open-plan to Kitchen. Double Bedroom. Bathroom.

IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT. Council Tax Band A.

ABBEY FORTH PROPERTY presents this spacious 1 bedroom main door flat which would make an ideal first time buy or a buy to let investment. The property is located in the heart of Alloa and ideal for commuting and for access to local amenities.

Access to the property is to front of building and into entrance hall. The lounge faces onto street and is spacious with recessed shelved press. It provides ample room for lounge furniture and space for a table. The lounge is open plan to the kitchen area which has space for free-standing appliances. There is a deep storage cupboard accessed off the lounge. The stylish bathroom boasts modern fittings with wet-wall surround and electric shower over bath. The double bedroom boasts a quiet rear aspect and can accommodate a double bedroom and provides fitted storage. Externally there is a communal rear garden.

#### KEY INFORMATION.

Ground floor flat.

1 Bed, 1 Bath, 1 Reception.

Electric Heating.

Town Centre Location

Home Report Valuation £60000.

Council Tax Band A.

#### LOCATION.

Alloa is located at the foot of the Ochil Hills near to the River Forth and is an ideal commuter town with easy access throughout the central belt for travelling to Glasgow, Edinburgh, Stirling and Perth. The town lies just 6 miles from Stirling and 8 miles from Falkirk therefore offering a broad range of amenities and activities within quick easy reach. The town offers a wide array of shops, , restaurants, supermarkets, train station and a cinema.

#### VIEWING.

By appointment, contact Abbey Forth Sales Team.

Council Tax Band: A

Tenure: Freehold

GROUND FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



1 BED GROUND FLOOR FLAT

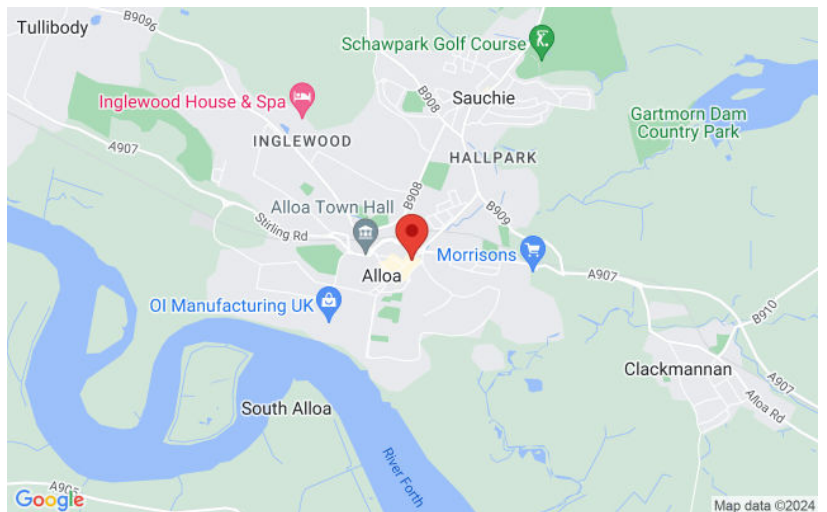
TOTAL FLOOR AREA: 364 sq.ft. (33.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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