



Bastion Property Management are delighted to present to the market this two-bedroom ground floor flat which is situated within the popular residential area of Sauchie on the outskirts of Alloa. The property is ideally located with local amenities only a short distance away. Viewing is recommended to fully appreciate the accommodation on offer. The Home Report can be found on our website at a click of a button by visiting www.bastionpropertymanagement.com

The accommodation comprises: entrance vestibule, spacious lounge, modern fitted kitchen, family bathroom and two double bedrooms. The lounge, is bright and spacious and features an electric fire with fire surround. The kitchen, includes a number of white gloss wall and base units with complementary worktops. There is an integrated oven, hob and cooker hood with space for a fridge/freezer and plumbing for a washing machine.

There are two double bedrooms one with a free-standing wardrobe. The accommodation is complete with the family bathroom which is comprised of: WC, wash hand basin, bath and over bath shower.

Warmth is provided by gas central heating and double glazing. The property is well presented with a range of flooring throughout. There is a garden area to the rear. The property also has a garden area to the front with a driveway laid to slabs. Off and on street parking is available. As previously mentioned, immediate viewing is essential to allow prospective purchasers or investor to fully appreciate the internal layout and proportion of accommodation on offer.

Quarry Place is located in the popular town of Sauchie, on the outskirts of Alloa, and benefits from a wide range of local amenities including; restaurants, supermarkets, retail, schooling both primary and secondary and leisure activities. For the commuter Sauchie is situated close to major road networks linking Sauchie to major business centres including; Stirling, Falkirk, Edinburgh, Glasgow and beyond. Alloa train station provides rail links to both Stirling, Glasgow and Edinburgh.

Room Sizes

All measurements taken from widest point.

Lounge	4.99 x 4.10 (16.4 x 13.5)
Kitchen	3.01 x 1.92 (10'0 x 6'3)
Bedroom 1	3.69 x 3.45 (12'1 x 11'3)
Bedroom 2	3.32 x 2.90 (10'10 x 9'6)
Bathroom	2.22 x 1.92 (7'3 x 6'3)







Travel Directions

From Upper Craigs turn left onto Port Street. At the traffic lights turn left on to Wellgreen. Follow the road to the Burghmuir roundabout. Take the 2nd exit you are on Kerse Road. Follow this road crossing the mini roundabout go through the traffic lights. At the next roundabout take a left. Follow this road head straight over the next roundabout and then take a 2nd left at the next roundabout. At the next roundabout take the 2nd exit and follow this road until the next roundabout were you want the 3rd exit. Follow the A907 signposted Alloa. Follow the A91 leading on to the Alloa Road. At the roundabout take the 2nd left continue on this road passing Glenochil Village. Then follow the B9140. At the roundabout, take the 2nd exit onto King O Muirs Rd/B9140. At the roundabout, take the 3rd exit onto B908. Go through 1 roundabout. At the roundabout, take the 2nd exit onto Hallpark/A908. Arrive: Quarry PI, Sauchie, Alloa FK10 3LY, UK.



BASTION

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Agents Note

These details are set out as a general outline only and do not constitute any part of an offer or contract.

All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.

Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.

Extras, fixtures, fitting or any other items are not included unless specifically described.