



24 South Street

Cambus, Alloa, FK10 2PA



Cathedral City Estates

Offers Over £84,000

A great opportunity to purchase a well-proportioned three-bedroomed flat in a quiet location in Cambus near Stirling and Alloa. This first floor flat with main door entrance offers generous living space and is currently let offering a ready-made buy-to-let investment.



24 South Street, Cambus, Alloa, FK10 2PA

A great opportunity to purchase a well-proportioned three-bedroomed flat in a quiet location in Cambus near Stirling and Alloa. This first floor flat with main door entrance offers generous living space and is currently let offering a ready-made buy-to-let investment.

The property is located in Cambus, close to Alloa and Menstrie. It is also ideal for access to Stirling which is only a ten-minute drive away. The property comprises a bright lounge, breakfasting kitchen, three bedrooms, a bathroom and extends overall to about 90 sqm.

The property is entered through a main door on the ground floor from where stairs lead up to an inner hall and all rooms on the first floor of this building.

Lounge (4.50m x 3.35m)

The large and bright lounge faces to the rear of the house and has open views to fields and beyond. The room has tasteful grey carpets, neutral decor and plenty of space for lounge furniture.

Kitchen (3.00m x 2.85m)

The modern kitchen has been fitted with a range of cream floor and wall mounted units and laminate worktops. Included is a gas range cooker and a large fridge freezer. Practical laminate flooring, neutral décor and a breakfast bar finish off the look in this room. A boiler that was installed in October 2021 (with 5 years warranty) is housed in a kitchen cupboard.

Bedroom 1 (3.20m x 3.00m)

This generous double bedroom benefits from neutral décor and lovely countryside views to the rear of the house.

Bedroom 2 (4.65 x 3.00m)

The second double bedroom has carpeted flooring and a useful storage cupboard. It is also presented in neutral colours.

Bedroom 3 (3.65m x 2.45m)

The third bedroom faces to the rear of the house and is again presented in neutral décor with laminate flooring.

Shower room (1.90 x 1.70m)

The bathroom is fitted out with a classic white suite including a bath and electric shower over the bath, a hand washbasin and a WC.

To the rear of the house is a large garden which can be reached via steps from the front door. It is ideal for growing your own veg and enjoying quiet time with uninterrupted views over fields and beyond. A garden shed is included.

The property will be sold with sitting tenants and is currently achieving a gross yield in excess of 7% pa. There are no factor fees and the boiler has been replaced recently. For further information in regards to possible repairs please read the home report for this property. Several items of furniture are included and so is a lawnmower for the garden.

Cambus is a village near Alloa, Clackmannanshire. It is located to the south of Tullibody, to the northwest of Alloa, and about 4 miles east of Stirling, across the river. Stirling city centre is only a short drive away and bus services run from Cambus to Stirling University and the city bus station. Access to the main motorway links which provide access to Perth, Edinburgh, Glasgow and the wider Central belt is only a short drive away.

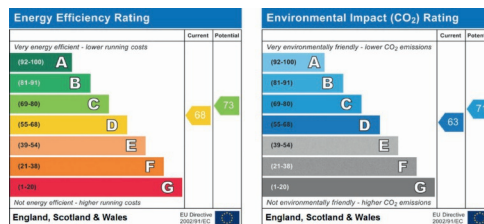
The date of completion is flexible and by mutual agreement. Please note that the flat is occupied by sitting tenants under a Private Residential Tenancy. Viewing is by appointment through Cathedral City Estates.

Council tax: Band A

EER: D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix CC022



4 & 6 Beech Road, Dunblane,
Perthshire, FK15 0AA
T: 01786 821012
E: info@cathedralcityestates.co.uk
cathedralcityestates.co.uk



Cathedral City Estates



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

