



9 Viewfield Drive  
Alva FK12 5DT  
Fixed Price £155,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



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An excellent home which will suit a variety of buyers is offered from this well presented two bedroom, semi detached bungalow. The property is set within a well established and popular residential location and boasts spacious accommodation throughout, mature garden ground to the front and rear, large driveway, single garage and great views of the Ochil hills. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Lounge**
- **Dining kitchen & conservatory**
- **Two bedrooms**
- **Modern wet room**
- **Gardens, driveway and garage**
- **GCH & DG**
- **Council Tax Band: D**
- **Energy Efficiency Rating: TBC**

Extras: All floor coverings, curtains and light fittings. Fridge/freezer, washing machine and fire with surround. No warranties/guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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