

Union Street, Alloa,  
Clackmannanshire

**Offers Over: £69,000**



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7 Union Street, Alloa, Clackmannanshire  
Offers Over: £69,000

EPC = G

### Location

Approximately 6 miles from the City of Stirling and 8 miles from Falkirk. Alloa is also ideally located for commuting to larger Cities such as Glasgow and Edinburgh with easy access to many major motorways and road links. The town centre has many shops, restaurants, pubs and supermarkets all within easy reach and benefits from a well serviced bus route locally. There are a wide range of educational facilities with various nursery, primary and secondary schools as well as the recently refurbished college. Stirling University can also be easily reached. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

### Our view

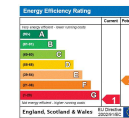
This truly is a unique property with a very certain charm along with a feeling of space and grandeur considering it is a studio apartment. Great potential for development i.e. mezzanine level etc. Ideal first time home or possibly an artist or alike looking for a studio - this is a fabulous space. Modern shower room, DG, GCH. Viewing highly advised. EPC - G.

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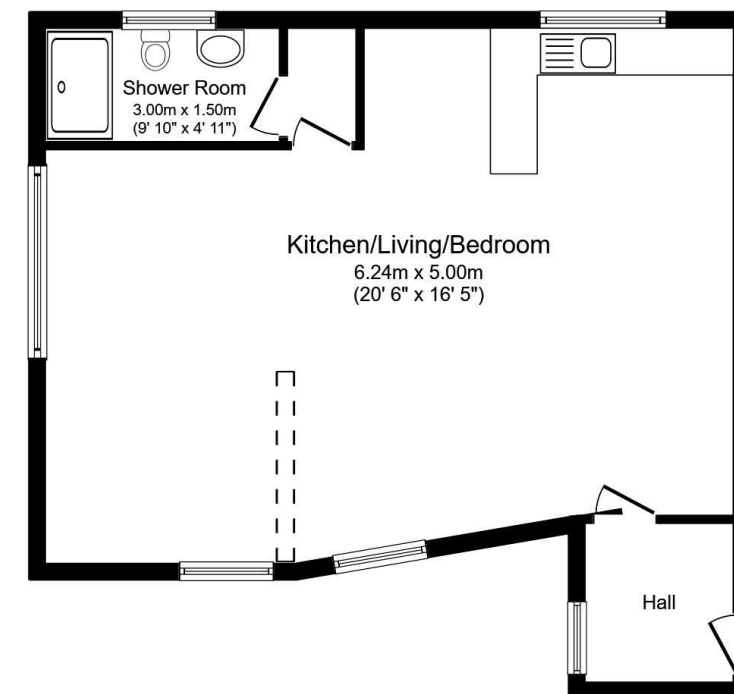
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. No to Scale. For illustrative purposes only.



For full EPC please contact the branch.



**Floor Plan**

Total floor area 62.0 sq. m. (667 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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