



O'MALLEY

17 Delph Wynd
Tullibody, FK10 2TD

omalleyproperty.com
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Description

O'Malley Property is proud to present to the market this three-bedroom semi detached home, in the sought after location of Delph Wynd, perfectly suited for modern family living.

Entering the property you are welcomed into a bright porch with a convenient W.C. to your left. The generously sized lounge flows seamlessly into a contemporary kitchen with wall and base mounted units and ample counter space. This space also offers room for dining options. From here, a conservatory opens directly onto the rear garden, which is finished with low-maintenance astro turf and includes a garden shed.

Upstairs, the property boasts three generously sized bedrooms, each benefiting from built-in storage. Completing the home is a stylish family bathroom, featuring a bath with overhead shower, sink, and W.C.

Ideally suited to families, this home is move in ready. Early viewing is advised to appreciate all that this property has to offer.



“Spacious Property”

Location

Delph Wynd is a sought after residential street in Tullibody. It offers good access to local schools and amenities, and lovely nearby green spaces including the Delph Pond and woodland walks. Tullibody also offers a convenient location for commuting to Stirling, Alloa and further afield.

Living Room

15'7" x 15'1"

Kitchen

15'7" x 10'0"

Conservatory

8'11" x 7'10"

Bedroom 1

11'2" x 8'9"

Bedroom 2

9'7" x 8'9"

W.C

5'10" x 2'11"

Bedroom 3

7'8" x 6'7"

Bathroom

6'5" x 6'5"

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale

Home Report

The home report for this property is available upon request.

Misdescriptions Act

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £215,995

Viewing 9am - 9pm 7 days a week



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Property Misdescriptions Act 1991.

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