



 O'MALLEY

**36 Claremont**  
Alloa, FK10 2DC

[omalleyproperty.com](https://omalleyproperty.com)  
01259212337



## Description

**\*\*NEW PRICE - VIEWINGS AVAILABLE THIS WEEK\*\***

O'Malley Property are delighted to present to the market, this fantastic four/five bedroom family home located in the highly desirable Claremont, Alloa.

Spanning three floors, this spacious family home boasts elegant features and ample living space. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The living room, with its striking bay window, intricate ceiling cornices, and a central chandelier, exudes a sense of classic elegance. Rich red walls and built-in shelving around a marble fireplace create a cosy yet grand atmosphere. Adjacent, the dining room offers a generous space for formal dining and entertaining. The contemporary kitchen is a true highlight, designed with sleek dark cabinetry and bold orange accent, as well as featuring a large window providing natural light and scenic views.

The upper level hosts four well-proportioned bedrooms. The master bedroom at the front of the house includes a bay window that floods the room with light. Bedrooms two, three, and four are all spacious and well-lit, offering flexibility for family use, guest accommodation, or a home office. A family bathroom completes the first-floor layout, featuring contemporary fittings with a corner jacuzzi bath and free standing shower.

A versatile basement level offers even more living space, with a sitting room that can be used as a family lounge, games room or alternatively can be used for a fifth bedroom, suitable for growing families. There is also a utility room, ideal for laundry and additional storage.

The property benefits from an extended driveway, offering ample private parking. The extensive, mature rear garden, offers privacy and tranquility. The garden features a lush lawn, bordered by well-established shrubs, trees, and flowering plants, creating a serene outdoor oasis.



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**“Spacious Property”**

### Important Property Maintenance to note

This property is fully double-glazed and was re-roofed in 2012. It features a modern gas central heating system with a Worcester boiler installed approximately four years ago, which remains under warranty until 2028. Additionally, the property has been fully re-wired by the current owners, ensuring updated and reliable electrical infrastructure throughout.

### Location

Located in a sought after residential area, Claremont is a popular area in Alloa. Close by to all amenities including schools, shops and transport links. This elegant and spacious family home offers a unique opportunity to enjoy both modern living and traditional charm in one of Alloa's most desirable neighborhoods.

### Living Room

18'2" x 13'6"

### Dining Room

17'6" x 13'10"

### Sitting Room

16'4" x 13'1"

### Kitchen

13'5" x 9'5"

### Shower Room/ W/C

8'7" x 3'11"

### Utility

12'6" x 9'4"

### Bedroom 1

14'11" x 13'6"

### Bedroom 2

17'2" x 11'10"

### Bedroom 3

12'0" x 11'9"

### Bedroom 4

7'8" x 6'9"

### Bathroom

10'0" x 7'3"

### Home Report

The Home Report for this property is available upon request.

### Fixtures & Fittings

All floor coverings, light fittings and integrated appliances are included with the sale.



**Offers Over £399,999**

**Viewing 9am - 9pm 7 days a week**

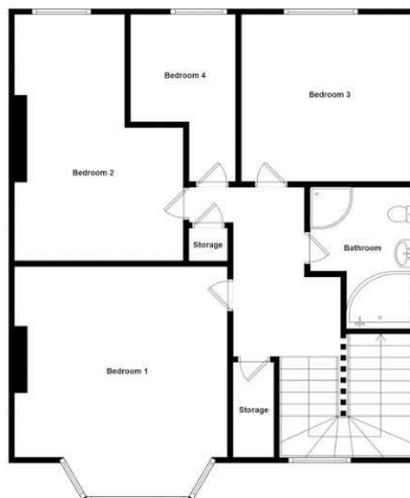
Basement



Ground Floor



1st Floor



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