



 O'MALLEY

**3 The Engine Green**  
Alloa, FK10 3JN

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## Description

O'Malley Property are delighted to present to the market this impressive four bedroom detached family home, located within the highly sought after Engine Green area of Fishcross.

Upon entering, you are welcomed into a bright hallway which provides access to the main living areas. The lounge is spacious and inviting, offering a fantastic space for relaxing and entertaining. To the rear, the dining room is well proportioned and benefits from French doors leading out to the garden, allowing for an abundance of natural light and a seamless indoor outdoor flow. The kitchen is well-equipped with a good range of units and worktop space, and is further complemented by a separate utility room, enhancing practicality. A convenient W/C and internal access to the garage complete the ground floor accommodation.

The upper level comprises four generously sized bedrooms. The master bedroom is a standout feature, offering ample space along with a Juliette balcony, creating a bright and airy feel, and further benefits from built-in storage as well as its own en suite. Bedroom two is a spacious double room, ideal for guests or family members, and also benefits from built-in storage and its own en suite, providing both comfort and privacy. Bedrooms three and four are well-proportioned and versatile, with bedroom four also featuring built in storage, making them suitable for a variety of uses including additional bedrooms, a home office or study. The family bathroom is designed as a Jack and Jill, with access from both the hallway and bedroom three, adding both convenience and functionality.

Externally, the property boasts a lovely, well-maintained rear garden, providing an ideal space for outdoor entertaining, relaxing or family use. To the front, there is a private driveway leading to the garage, offering excellent off street parking and additional storage.



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**“Spacious Property”**

### Location

The Engine Green is a desirable residential area within Fishcross, offering a peaceful setting while remaining conveniently close to local amenities. The nearby town of Alloa provides a wide range of shops, supermarkets, schools and leisure facilities. The area is well suited for commuters, with good road links and access to rail services connecting to Stirling and the wider central belt. Surrounded by attractive countryside, The Engine Green offers a great balance of quiet living and everyday convenience.

### Lounge

15'7" x 11'5"

### Kitchen

17'8" x 7'10"

### Dining

10'9" x 9'10"

### WC

5'9" x 2'7"

### Bathroom

6'6" x 6'6"

### Utility

9'1" x 8'6"

### Master Bedroom

14'7" x 13'1"

### En-Suite

6'6" x 4'11"

### Bedroom 2

10'9" x 11'0"

### En-Suite 2

4'11" x 4'8"

### Bedroom 3

10'9" x 7'4"

### Bedroom 4

18'8" x 9'3"

### Home report

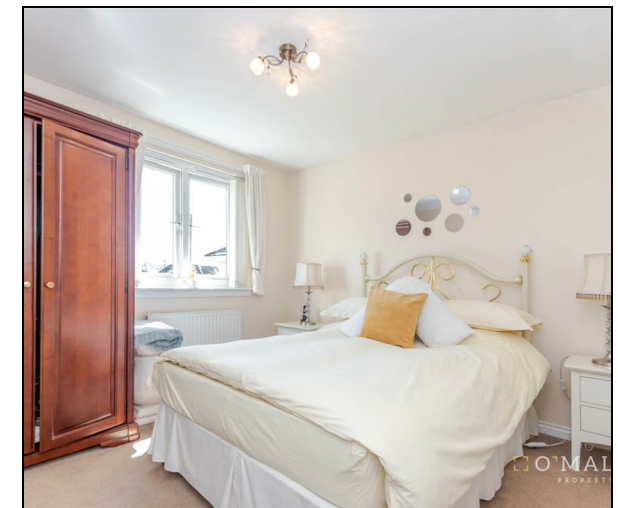
The home report is available upon request.

### Fixtures and fittings

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

### Misdescriptions Act

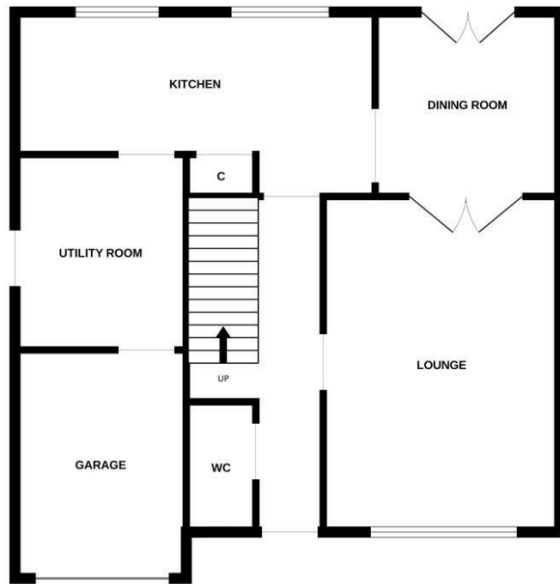
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GROUND FLOOR



1ST FLOOR



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