



 **O'MALLEY**

**29 Woodburn Drive**  
Alloa, FK10 2HL

**omalleyproperty.com**  
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## Description

O'Malley Property are pleased to present to the market, this spacious upper floor flat located at Woodburn Drive, Alloa.

The property is suitable for first time buyers, downsizers or investors alike.

Upon entering the property, you are welcomed with an entrance vestibule and staircase to the upper level. The spacious lounge is decorated in neutral tones throughout and offers ample space for free standing furniture. The kitchen seamlessly flows into the kitchen space which hosts a range of wall and base mounted units, complementary worktops and space for free standing appliances.

The well-proportioned double bedroom offers excellent space for free-standing furniture and benefits from a built-in storage cupboard. The accommodation is completed by a bathroom comprising a W.C., wash hand basin, and bath.

Externally, the property benefits from on-street parking to the front. To the rear, the garden is predominantly laid to lawn and further enhanced by a communal drying green.



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**“Spacious Property”**

## Location

Woodburn Drive enjoys a peaceful residential setting on the edge of Alloa, offering the perfect balance of everyday convenience and access to the outdoors. The town centre is just a short distance away, providing a range of local shops, cafés, supermarkets and leisure facilities, while reputable primary and secondary schooling are easily accessible. For commuters, excellent transport links include Alloa railway station with direct services to Stirling and Glasgow, and straightforward road connections to the M9 motorway network.

## Lounge

15'8" x 11'8"

## Kitchen

11'8" x 7'9"

## Master Bedroom

13'3" x 10'11"

## Bathroom

5'1" x 7'7"

## Home Report

The home report is available upon request. Contact our team today.

## Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

## Misdescription 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.

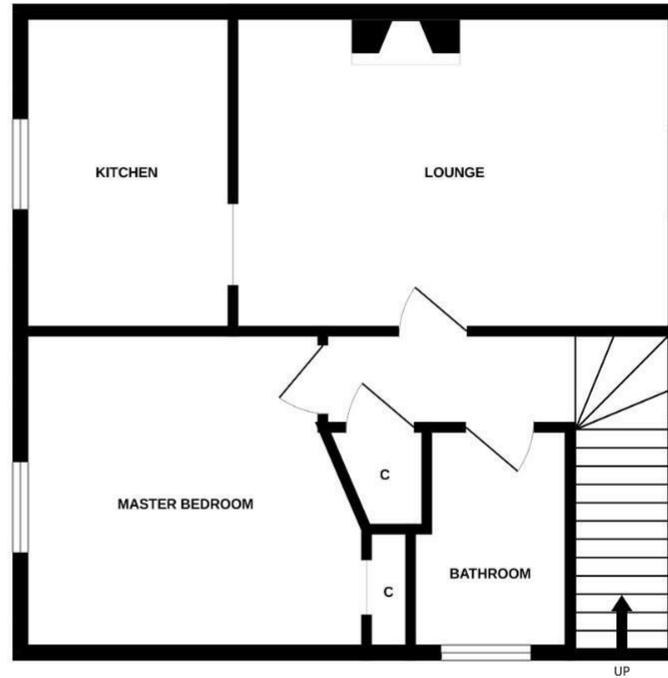
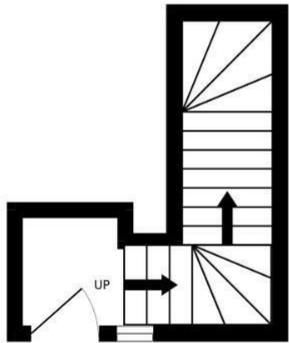


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GROUND FLOOR

1ST FLOOR



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.  
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