



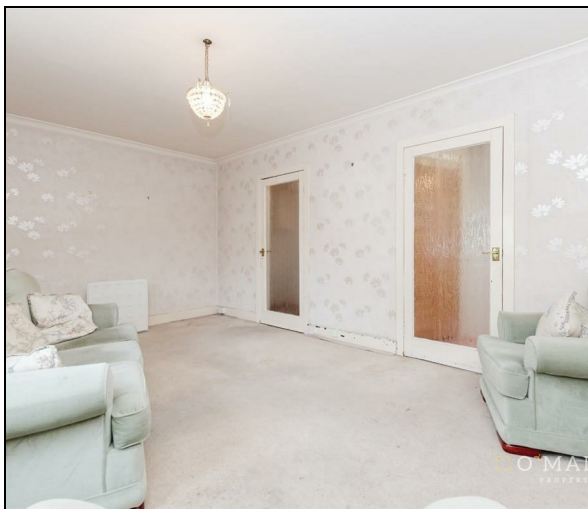


Description

O'Malley Property are delighted to present to the market this well proportioned three bedroom end terraced home, situated within the popular Smithfield Loan area.

Upon entering, you are welcomed into a bright and inviting hallway, providing access to the main living areas and staircase to the upper level. The lounge is generously sized, offering a comfortable and versatile space for both relaxing and entertaining, with ample natural light enhancing the room. To the rear, the kitchen is well laid out with a good range of units and worktop space, providing practicality for everyday living. The ground floor is further complemented by a family bathroom and additional storage cupboards.

The upper level hosts three well proportioned bedrooms. The principal bedroom is particularly spacious, offering excellent floor space for furnishings, while bedroom two is also a generous double. Bedroom three provides flexibility and could be utilised as a bedroom, home office, or study. Additional storage is available on the upper landing, adding to the home's practicality.



Externally, the property benefits from a private driveway, ensuring convenient off street parking. As an end terraced home, it also enjoys added privacy and outdoor space . Enhanced by a large rear garden, ideal for outdoor entertaining, family use, or future landscaping potential.

“Spacious Property”

Location

Smithfield Loan is a well regarded residential address within Alloa, popular with families and first time buyers alike. The area offers easy access to everyday amenities including local shops, supermarkets and leisure facilities, with Alloa town centre just a short distance away. Schooling is well catered for, with the property falling within the catchment for Redwell Primary School and Alloa Academy. Commuters are well served by nearby road links and rail connections, providing straightforward travel to Stirling and across the central belt.

Lounge

17'2" x 11'8"

Kitchen

11'8" x 7'4"

Master Bedroom

12'0" x 11'5"

Bedroom 2

11'8" x 9'4"

Bedroom 3

11'9" x 8'10"

Bathroom

7'10" x 4'7"

Home report

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

Fixtures and fittings

All carpets, floor coverings, light fittings and integrated appliances are included in 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.



Offers Over £139,995

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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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