



 **O'MALLEY**

**1 Old School Gardens**  
Alloa, FK10 3QL

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## Description

O'Malley Property are delighted to present 1 Old School Gardens, Forestmill, to the market — a stunning detached house that epitomises modern family living.

This beautifully maintained home offers generous and well designed accommodation over two levels, ideal for modern family life.

Upstairs, you'll find four spacious bedrooms, providing plenty of space for a growing family. The impressive master bedroom benefits from its own ensuite bathroom, while the three additional bedrooms are well proportioned and versatile — perfect for children, guests, or a home office. A contemporary family bathroom completes the upper level, offering both style and functionality.

Downstairs, the property boasts a bright and welcoming layout. The spacious living room provides a comfortable setting for relaxation and entertaining, while the open plan kitchen and dining area form the heart of the home — ideal for family meals and social gatherings. A convenient ground floor WC adds to the practicality of this impressive residence. In addition, part of the integral garage has been thoughtfully converted and is accessible from within the home, offering excellent flexibility as a home office, playroom, or additional living space, while still retaining useful storage.

Step outside to discover a fully enclosed rear garden, providing an excellent outdoor space for families to enjoy. The property also benefits from a private driveway offering ample off street parking, along with the remaining section of the integral garage providing secure storage or vehicle accommodation.

1 Old School Gardens is not just a house; it is a home that combines comfort, style, and practicality in a peaceful yet well connected location. This property is perfect for growing families or anyone looking for a serene environment without sacrificing convenience. We invite you to explore this exceptional opportunity to make this house your new home.




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**“Spacious Property”**

## Location

Old School Gardens Forestmill is a quiet, family-friendly area offering easy access to a wide range of local amenities including schools, supermarkets, and leisure facilities. The area benefits from excellent transport links, with nearby road and rail connections providing convenient travel to Stirling, Falkirk, and beyond, making it a perfect base for commuters.

Viewings are highly recommended to appreciate the space, versatility, and prime location this fantastic property has to offer.

## Lounge

16'4" x 11'6"

## Kitchen/Diner

27'5" x 13'11"

## Office

9'5" x 9'3"

## WC

4'0" x 3'3"

## Bedroom 1

12'5" x 11'6"

## En-suite

5'10" x 5'3"

## Bedroom 2

12'2" x 10'9"

## Bedroom 3

9'10" x 9'1"

## Bedroom 4

11'0" x 8'2"

## Bathroom

7'3" x 5'11"

## Fixtures & Fittings

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

## Home Report

The home report is available upon request.

## 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.

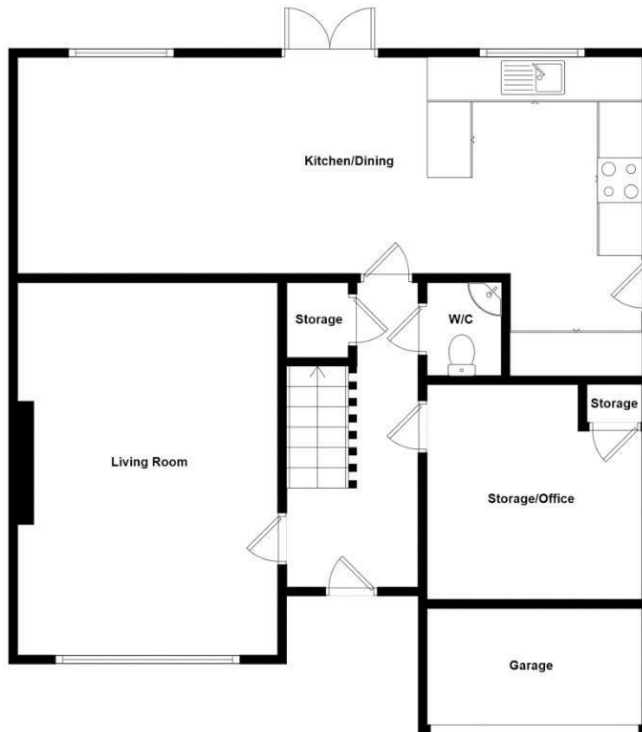


**Offers Over £284,995**

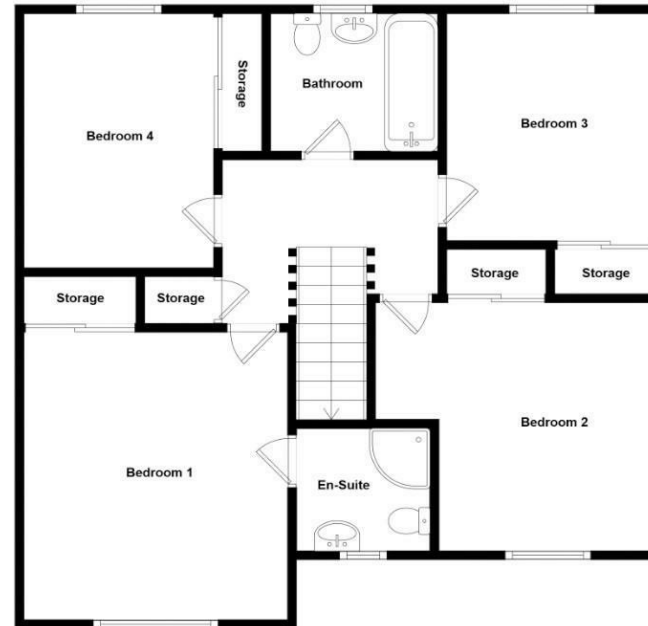
**Viewing 9am - 9pm 7 days a week**



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.



Property Misdescriptions Act 1991.  
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