



O'MALLEY  
PROPERTY

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## Description

O'Malley Property are delighted to present to the market this beautifully presented three bedroom home located within the charming village of Balfroun.

Finished to a modern standard throughout, this spacious property offers flexible accommodation across two levels and is presented in true walk in condition. The home is bright, stylish and ideally suited to modern family living.

The upper level is centred around a fantastic open plan kitchen/diner, offering an excellent space for both everyday living and entertaining. The kitchen provides generous storage and workspace while the dining area enjoys ample room for family meals and social gatherings. The lounge is equally impressive, benefiting from excellent natural light and creating a comfortable and inviting living space.

On the lower level, the principal bedroom is generously proportioned and benefits from a modern en suite shower room. Bedroom two is another well sized double room, while bedroom three offers flexible accommodation ideal as a child's bedroom, guest room or home office. A contemporary family bathroom and separate shower room further enhance the practicality of the home, while the utility room provides additional convenience and storage.



Externally, the property enjoys a good sized garden, ideal for relaxing and outdoor entertaining. The home also benefits from an allocated parking space within a nearby residents' car park.

Located within the highly desirable village of Balfroun, this fantastic home combines modern living with a peaceful semi rural setting, all while remaining within easy reach of local amenities and commuter links.

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**“Spacious Property”**

## Location

Balfron is a picturesque Stirlingshire village that combines a relaxed countryside atmosphere with excellent day to day convenience. The village offers a variety of local amenities including independent shops, cafés, a health centre and highly regarded schooling, all contributing to its welcoming community feel. Surrounded by scenic countryside and within easy reach of walking and cycling routes, Balfron is ideal for those seeking a quieter pace of life without sacrificing connectivity. The village also benefits from straightforward access to nearby Stirling and Glasgow, making it a popular choice for commuters and families alike.

## Lounge

22'1" x 19'3"

## Kitchen/Diner

22'2" x 18'10"

## Utility

8'9" x 6'10"

## Master Bedroom

15'2" x 14'3"

## En-suite

13'1" x 8'11"

## Bedroom 2

16'4" x 9'8"

## Bedroom 3

12'0" x 12'0"

## Shower Room

13'1" x 8'11"

## Bathroom

8'4" x 6'5"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

## Misdescriptions Act

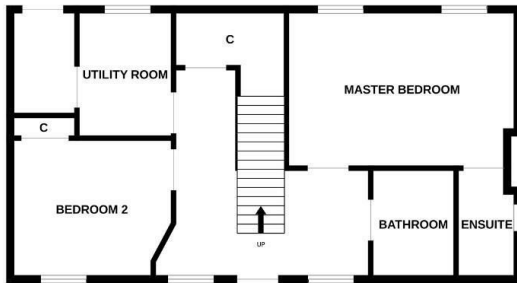
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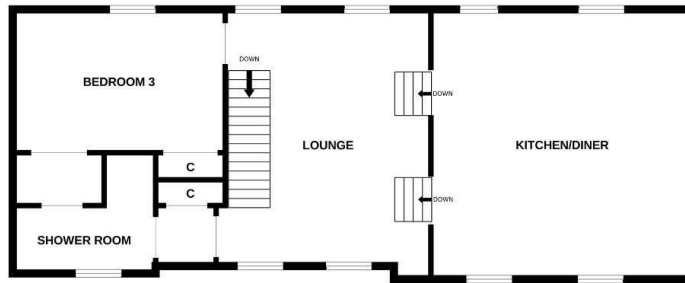
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GROUND FLOOR



1ST FLOOR



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