





Description

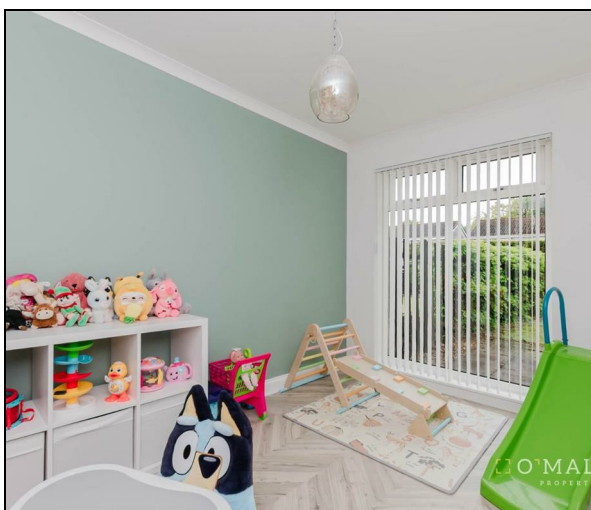
O'Malley Property are delighted to present to the market this modern and well presented three bedroom semi detached home located within the popular Bryony development in Tullibody.

Upon entering, you are welcomed into a bright vestibule leading through to the main hallway. The property benefits from a spacious open-plan living and dining area, creating a fantastic layout for both everyday living and entertaining. The living space is bright and inviting, while the dining area offers ample room for family meals and hosting guests. The kitchen is well laid out with generous worktop space and storage, with access through to the utility room for added convenience.

A standout feature of the property is the converted garage, now transformed into a versatile family room which could also be utilised as a home office, playroom or additional sitting room depending on the needs of the buyer. Completing the ground floor is a modern shower room.

On the upper level, the property offers three well proportioned bedrooms. The master bedroom is generous in size and benefits from excellent built in storage. Bedroom two is another spacious double room, while bedroom three provides flexibility as a child's bedroom, dressing room or office space. A contemporary family bathroom and additional hallway storage further enhance the practicality of the home.

Externally, the property benefits from a private driveway providing convenient off street parking. The rear garden offers a pleasant outdoor space ideal for relaxing and entertaining. Finished in modern décor throughout, this fantastic home is presented in move in condition and would suit a wide range of buyers.



“Spacious Property”

Location

The Bryony is a popular modern development within Tullibody, offering a peaceful and family friendly setting with excellent access to local amenities. The area is conveniently located close to shops, supermarkets, schooling and leisure facilities, while nearby Alloa and Stirling provide a wider range of retail and dining options. Tullibody is well positioned for commuters, benefiting from excellent road links across the Central Belt and easy access to nearby rail connections. Surrounded by attractive scenery and within easy reach of the Ochil Hills, The Bryony remains a highly desirable location for families and professionals alike.

Lounge

13'8" x 11'6"

Diner

11'5" x 8'4"

Kitchen

11'5" x 9'0"

Utility

8'5" x 8'6"

Office Room

19'8" x 7'8"

Shower Room

7'6" x 4'10"

Master Bedroom

12'8" x 10'7"

Bedroom 2

10'7" x 9'7"

Bedroom 3

9'6" x 7'9"

Bathroom

6'6" x 5'4"

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

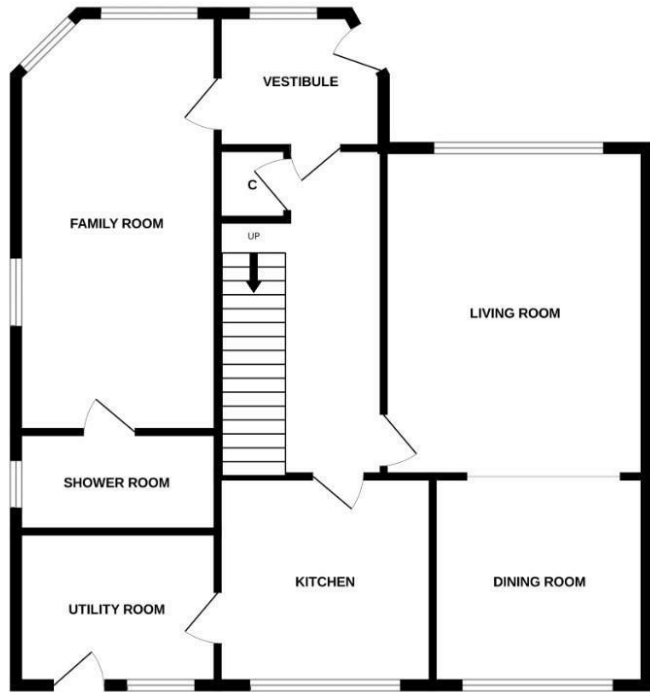
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



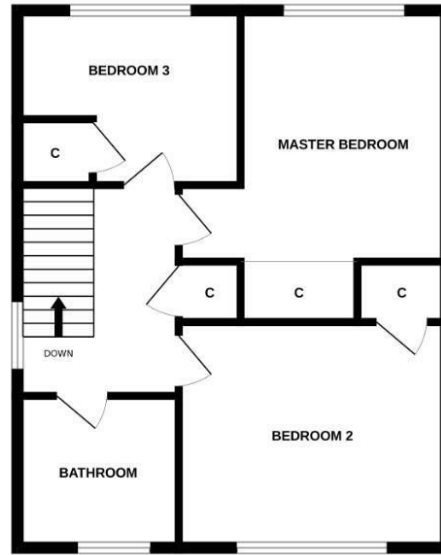
Offers Over £224,995

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.
Made with Metropix ©2026



Property Misdescriptions Act 1991.
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.