





## Description

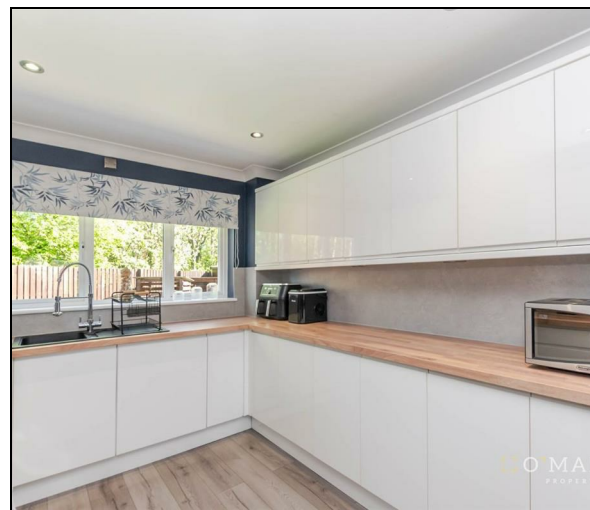
O'Malley Property are delighted to present to the market 46 The Glen, Tullibody, a superb family home set within a highly sought after residential cul-de-sac.

Occupying a generous corner plot, this property immediately stands out thanks to its enviable position, offering both enhanced privacy and additional outdoor space. The home benefits from a private driveway accommodating multiple vehicles, in addition to a single garage.

Internally, the home offers a well-balanced and spacious layout across two levels. The ground floor comprises a welcoming entrance hallway with convenient WC, a bright and spacious lounge to the rear featuring a charming log burner, creating a cosy focal point and an impressive open-plan kitchen/diner. This sociable space is ideal for modern living, offering ample room for both cooking and dining while providing a natural hub of the home, perfect for entertaining and family life.

Upstairs, the property boasts four bedrooms, including a generous master bedroom complete with en-suite facilities. The remaining bedrooms are well-sized and are served by a contemporary family bathroom. Ample storage is provided throughout, with built-in cupboards across both floors.

Finished to a high standard, the property benefits from modern fixtures and fittings throughout, making it a true walk-in condition home.



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**“Spacious Property”**

## Location

The Glen Street is conveniently located close to a wide range of local amenities, including shops, supermarkets, cafés, and everyday services, all within easy reach to support day-to-day living. The area benefits from well-regarded local schooling, with primary education available nearby and secondary provision at Lornhill Academy, making it an attractive option for families.

Excellent public transport links are available, with regular bus services connecting Tullibody to Alloa, Stirling, and surrounding towns, as well as straightforward access to main road networks for commuters. The location also offers access to nearby parks, green spaces, and scenic walks, contributing to a balanced lifestyle that combines convenience with outdoor leisure opportunities.

## Lounge

14'9" x 12'0"

## Kitchen/Dining

26'2" x 8'9"

## W.C

5'2" x 2'11"

## Master Bedroom

13'1" x 12'9"

## En-suite

7'2" x 4'5"

## Bedroom 2

9'10" x 8'6"

## Bedroom 3

7'5" x 7'3"

## Bedroom 4

8'11" x 9'5"

## Main Bathroom

6'6" x 6'1"

## 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

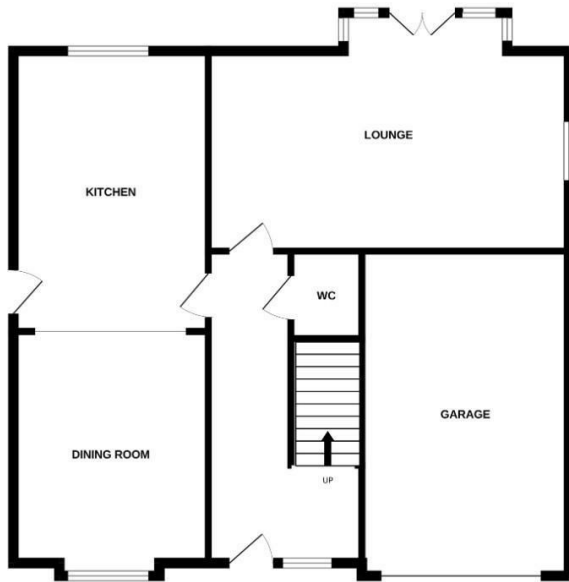
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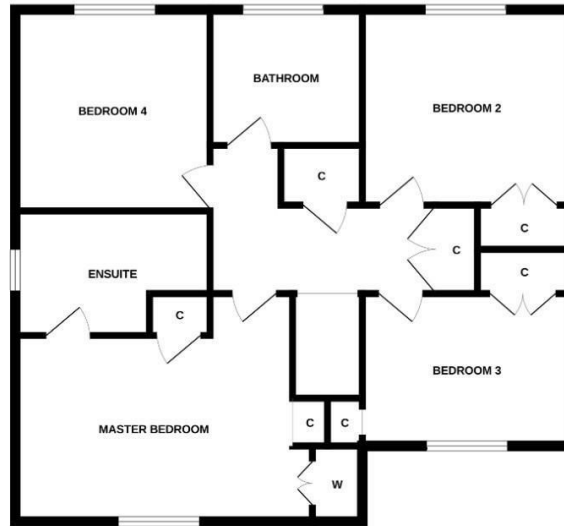
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GROUND FLOOR



1ST FLOOR



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