



 O'MALLEY

4 Dirleton Gardens
Alloa, FK10 1NL

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Description

O'Malley Property are proud to present to the market this beautifully proportioned, two bedroom upper floor flat, ideally located within Dirleton Gardens, Alloa.

Accessed via its own private entrance, the downstairs hallway offers excellent storage solutions. Positioned to the front of the property, the lounge is an impressive room in both size and character as well as featuring large windows, which allow natural light to flood the room, creating a bright and inviting setting. The kitchen is thoughtfully arranged with plentiful wall and base units and provides a blank canvas for upgrading and tailoring to your own taste.

Furthermore, the master bedrooms offer generous floor space, suitable for ample free standing furniture. Bedroom two is similarly spacious and versatile, perfect as a guest room, home office or nursery. The bathroom is set slightly apart from the main hallway via a short internal stair and comprises a three-piece suite including bath with overhead shower, wash hand basin and WC.



This attractive upper flat combines the privacy of its own entrance with spacious, well-designed accommodation throughout. With generous room sizes, excellent storage and a convenient location, 4 Dirleton Gardens presents an ideal opportunity for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended to appreciate the space and flexibility on offer.

“Spacious Property”

Location

Dirleton Gardens is a well-established and popular area within Alloa, conveniently placed for access to local schools, supermarkets and everyday amenities. Alloa town centre is within easy reach, offering a wide selection of shops, leisure facilities and transport links. Excellent road and rail connections make commuting to Stirling, Falkirk, Glasgow and Edinburgh straightforward.

Lounge

17'6" x 12'0"

Kitchen

13'3" x 9'10"

Master Bedroom

13'3" x 11'1"

Bedroom 2

13'3" x 7'9"

Bathroom

8'6" x 6'3"

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.

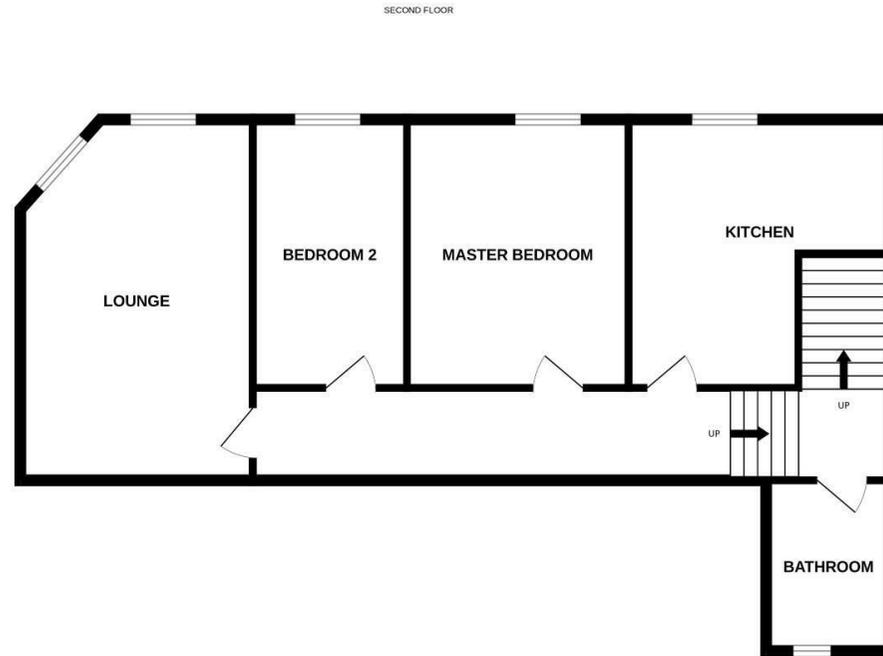
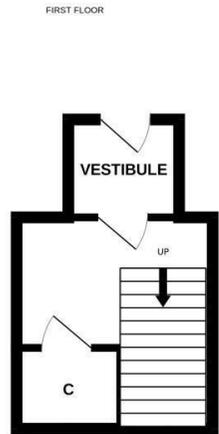
Misdescription Act

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 £114,995

Viewing 9am - 9pm 7 days a week



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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