



 **O'MALLEY**

**12 Caroline Crescent**  
Alva, FK12 5BT

**omalleyproperty.com**  
**01259212337**



## Description

O'Malley Property are delighted to present to the market, this immaculate three bedroom, mid terrace home located in the sought after town of Alva.

This property is presented to the market in true walk in condition and is suitable for a range of different buyers.

Upon entering, you are welcomed by a bright entrance hallway leading seamlessly into the inviting lounge, which has been tastefully decorated in neutral tones throughout, creating a warm and contemporary living space.

The newly fitted kitchen features a range of wall and base-mounted units, complementary worktops, and integrated appliances. There is also ample space for a dining table and chairs, making it an ideal setting for both everyday living and entertaining.

On the upper level, the property boasts three well-proportioned bedrooms, all finished to a high standard with stylish décor, offering comfortable, move-in-ready accommodation. Completing the home is a modern family bathroom, finished to an excellent standard and comprising a three-piece suite, including a W.C., wash hand basin, and a bath with overhead shower.

Externally, on street parking is available at the front of the property. The enclosed rear garden is mainly slabbed throughout, offering low maintenance and scope for further landscaping in the future.

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**“Spacious Property”**

## Location

Alva is a charming town set at the foot of the Ochil Hills, offering a picturesque setting with a strong sense of community. The town provides a good range of local amenities including shops, cafés, schools and leisure facilities, while benefitting from excellent access to nearby towns such as Alloa and Stirling. Surrounded by scenic countryside and well known walking routes, Alva is ideal for those who enjoy the outdoors while still wanting convenient everyday living and strong transport links further afield.

## Lounge

15'9" x 10'6"

## Kitchen

17'3" x 10'5"

## Master Bedroom

13'5" x 10'5"

## Bedroom 2

12'10" x 10'8"

## Bedroom 3

9'8" x 8'7"

## Bathroom

6'0" x 5'11"

## 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

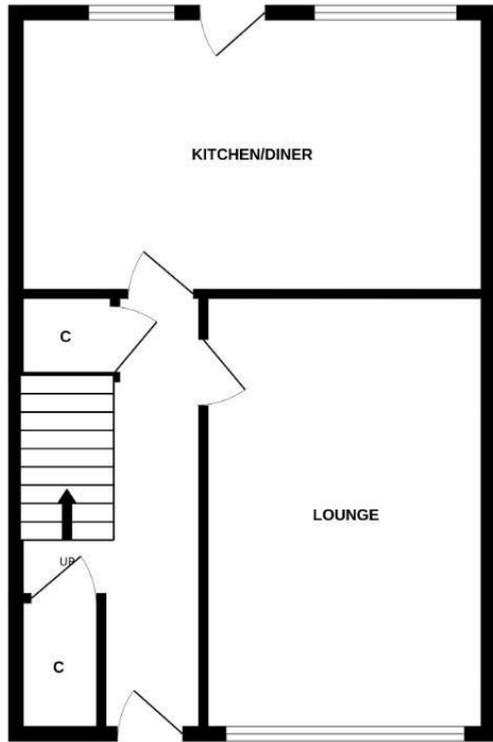
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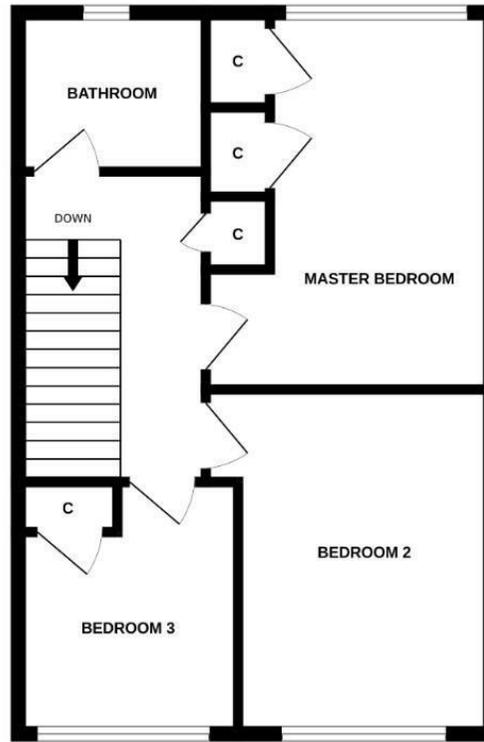
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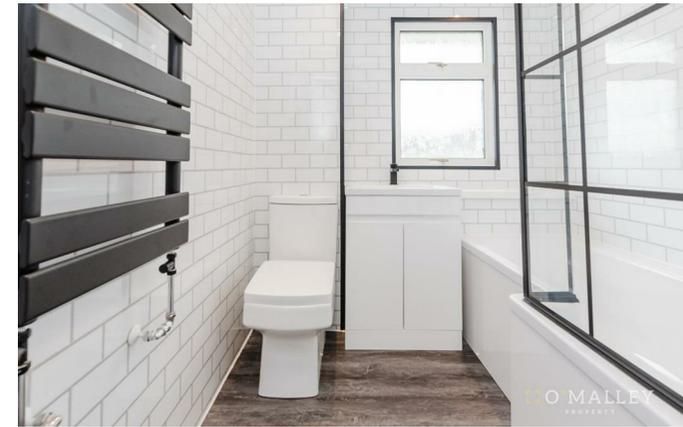
GROUND FLOOR



1ST FLOOR



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