







## Description

O'Malley Property welcome you to this end terrace home, perfectly positioned in the highly desirable Oaktree Gardens area of Alloa. With three generously sized bedrooms and two stylish bathrooms, this property is ideal for growing families or anyone looking for extra space and comfort.

The entrance hallway provides access to both the living room and kitchen. The spacious, light filled living room feels instantly inviting, with plenty of room for both relaxation and family gatherings. There is access to the rear garden via French doors from here. Also featured on this level is a convenient W.C. as well as plenty of cupboards to store belongings out of the way.

The modern kitchen is equally impressive, thoughtfully designed with ample storage and generous worktop space. Its sleek layout makes everyday cooking a pleasure and provides the perfect spot for sharing meals.

Upstairs, you'll find three well proportioned bedrooms, each offering a peaceful retreat at the end of the day. The main bedroom benefits from excellent natural light and a contemporary feel, while the additional bedrooms provide versatile spaces, ideal for children, guests, or even a home office. The modern family bathroom ensures style and convenience for the whole family.

The floored attic room provides a flexible area with endless potential, as a studio, hobby space, or simply additional storage.

Outside, the rear garden is designed for both relaxation and play, featuring a decked area for summer dining, a well maintained lawn, and a summer house that can be enjoyed as an office, games room, or tranquil hideaway.

Practicality is well catered for with driveway parking, while the excellent location offers a wealth of local amenities and strong transport links, making daily life easy and convenient.

This beautiful home combines modern living with everyday comfort, offering the perfect setting for family life in a sought after neighbourhood. Call our team today to arrange your viewing.




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**“Spacious Property”**

## Location

Located in the sought after neighbourhood of Garganey, this end terrace residence offers not only a beautiful home but also proximity to local amenities, schools, and parks. Alloa is an ideal location for transport links to the wider central Scotland area.

## Living Room

15'3" x 13'0"

## Kitchen

8'10" x 8'1"

## Bedroom 1

15'3" x 8'11"

## Bedroom 2

10'10" x 7'8"

## Bedroom 3

10'10" x 7'4"

## Attic

15'3" x 7'3"

## W/C

8'1" x 6'4"

## Bathroom

6'6" x 5'6"

## Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale

## Home Report

The home report is available upon request.

## 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.

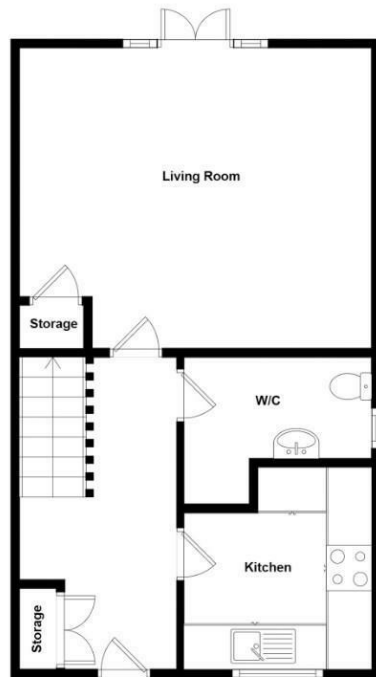


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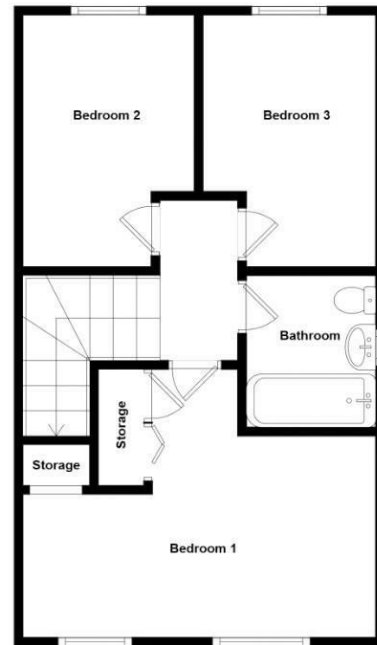
**Viewing 9am - 9pm 7 days a week**



Ground Floor



1st Floor



2nd 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.

