



 O'MALLEY

38 Smithfield Loan
Alloa, FK10 1NH

 O'MALLEY

omalleyproperty.com
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Description

****UNDER OFFER **** O'Malley Property welcome to the market this charming upper flat situated in Smithfield Loan, a prime location within the heart of Alloa.

This flat is perfect for those seeking a comfortable and affordable living space in a well-established community.

Upon entering the property, you are greeted by a welcoming hallway which provides access to each room of the property, including leading into a cozy living room filled with natural light. The living room offers ample space for entertaining guests or relaxing after a long day. The kitchen in this apartment offers plenty of room to prepare meals and ample storage for all your kitchen essentials including a dining table.

The property features two well-proportioned bedrooms, both of which are generous in size and can accommodate a variety of furniture options. The bedrooms feature fitted storage and large windows, allowing plenty of natural light to flow in creating a warm and inviting atmosphere. There is also a family bathroom with a shower-over-bath, WC and wash hand basin. Warmth is provided by means of a gas central heating system and double glazing in fitted throughout.



“Spacious Property”

Location

Smithfield Loan situated in Alloa is ideally located with various amenities nearby including; leisure and community activities, retail, schooling and various other public services. The property also benefits from its close proximity to rail networks and the Clackmannanshire bridge providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Lounge

14'11" x 12'5"

Kitchen

11'7" x 10'8"

Bedroom 1

15'1" x 10'11"

Bedroom 2

14'10" x 10'11"

Bathroom

7'1" x 5'8"

Home Report

The home report is available to be downloaded from www.onesurvey.org The condition of the property and any material matter is disclosed in the home report.

Fixtures & Fittings

All carpets, floor coverings, blinds, light fittings and integrated appliances are included with the sale.

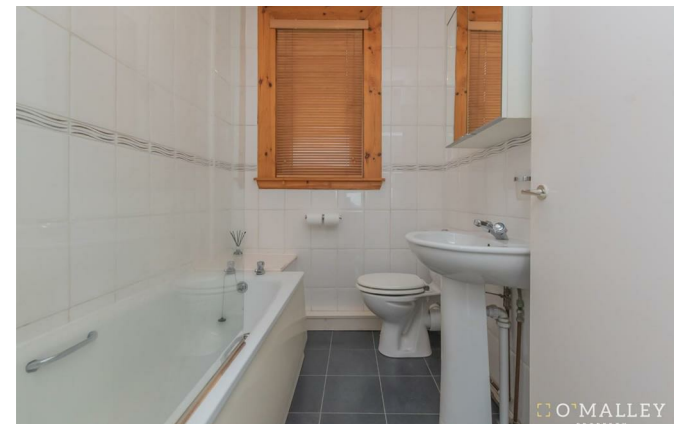


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Property Misdescriptions Act 1991.
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None 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.