



O'MALLEY  
PROPERTY

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**43 Old College View**  
Alloa, FK10 3FF

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



## Description

**\*\*UNDER OFFER \*\***

O'Malley Property are delighted to present to the market this exceptional family home located in the Ediston development of Old College View, Sauchie.

Built in 2022 by Ediston Homes, this modern property offers stylish, move-in ready accommodation perfectly suited to growing families, professional couples, or those looking to take the next step on the property ladder.

To the front, a generous lounge provides a bright and comfortable space which then seamlessly leads into the kitchen/diner. To the rear, the impressive kitchen/diner forms the true heart of the home with sleek cabinetry and integrated appliances. The kitchen area also comfortably accommodates a dining table, making it perfect for hosting friends and family, while the separate utility room and convenient ground floor WC add practicality for everyday living.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom is enhanced by built-in storage, offers ample space for free standing furniture and further benefits from its own ensuite shower room. Bedroom two is another excellent double room, while bedrooms three and four provide flexible accommodation, ideal as children's rooms, a nursery, home office, or guest bedroom depending on your needs. A contemporary family bathroom completes the upper level.

Externally, the property enjoys a private driveway and a single detached garage, providing excellent off-street parking and additional storage. The rear garden has been mainly laid to lawn, making it a safe and enjoyable space for children and pets. A slabbed decked area offers the perfect setting for summer barbecues, outdoor dining or simply unwinding in the evening sun.



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**“Spacious Property”**

### Location

Old College View is a residential development in the heart of Sauchie, designed for modern living with a strong sense of community. The town centre is just a short distance away, providing a range of local shops, cafés, supermarkets and leisure facilities, so everyday essentials are always within easy reach. You're also only minutes from Alloa and a short drive to Stirling, giving you access to a wider mix of retail, hospitality and professional services. For families, the development sits within the catchment for well-regarded local schools, including Craighbank Primary School and Lornhill Academy, making it a practical and appealing choice for those with children of all ages.

### Lounge

16'8" x 11'1"

### Kitchen/Diner

19'4" x 10'5"

### W.C

5'6" x 5'2"

### Utility

5'6" x 5'2"

### Master Bedroom

12'1" x 11'1"

### En-Suite

7'6" x 5'10"

### Bedroom 2

11'1" x 10'5"

### Bedroom 3

12'1" x 9'10"

### Bedroom 4

10'5" x 9'10"

### Bathroom

7'6" x 5'6"

### Home Report

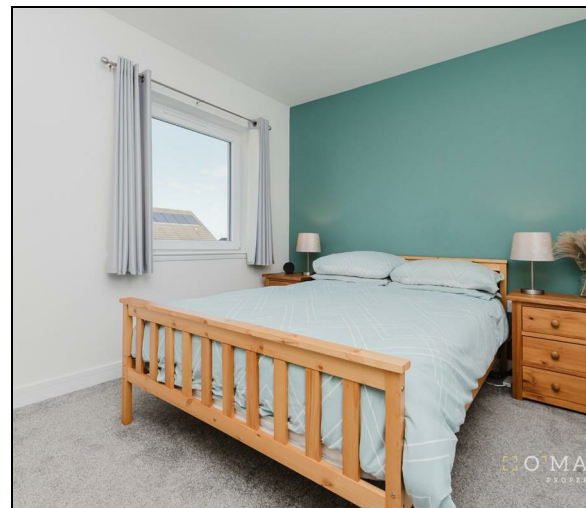
The home report is available upon request. Contact our team today.

### 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.

### Fixtures & Fittings

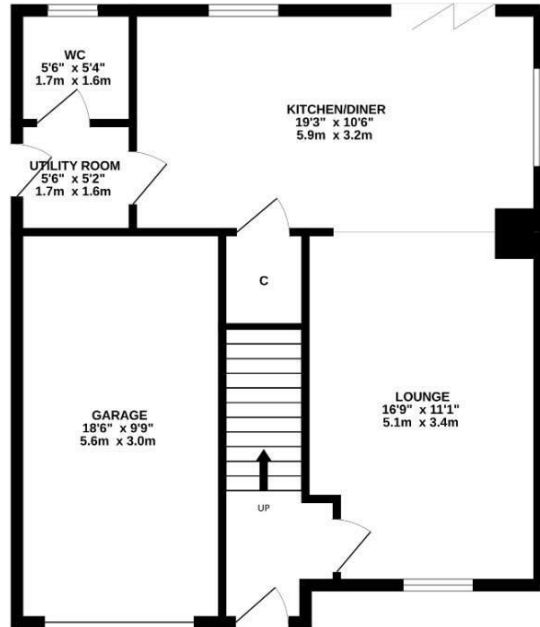
All carpets, floor coverings, light fittings and integrated appliances are included in the sale.



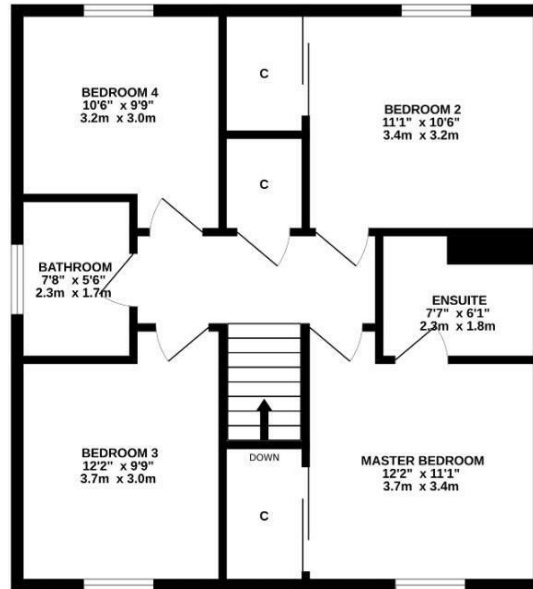
**Fixed Asking Price £275,000**

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

GROUND FLOOR



1ST 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.  
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