



 **O'MALLEY**

**53 Wood Avens**  
Tullibody, FK10 2XA

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



## Description

O'Malley Property present Wood Avens to the market, an exceptional detached residence situated within the tranquil setting of Tullibody. Built in 1983 and extended, this distinguished home offers generous proportions and a versatile layout, ideally suited to modern family living.

The accommodation comprises four well-appointed bedrooms, each thoughtfully designed to provide comfort and privacy. Two elegant reception rooms create an inviting environment for both everyday living and formal entertaining. The heart of the home is a practical, well-designed kitchen, offering ample workspace and storage, perfectly complemented by a separate utility room which improves functionality and provides additional convenience for busy family life. Further enhancing the property is a bright and airy conservatory, flooded with natural light and enjoying views over the rear garden, a versatile space ideal as a dining area, reading room, or additional family lounge.

Externally, the property also benefits from substantial gardens to both the front and rear, providing an attractive setting for outdoor recreation, entertaining, or simply enjoying the peaceful surroundings. A private driveway offers parking for two vehicles, in addition to a garage which provides secure storage and further practicality.

Positioned in a quiet and desirable location, Wood Avens combines a sense of seclusion with the practicality of nearby amenities, schools, and services, ensuring an ideal balance between lifestyle and convenience.

This property represents a rare opportunity to acquire a distinguished family home of notable character, space, and versatility. Early viewing is highly recommended to fully appreciate all that Wood Avens has to offer.

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**“Spacious Property”**

## Location

Tullibody is well-regarded for its strong sense of community, excellent schools, and easy access to nearby amenities, making it an ideal place for families. Wood Avens is conveniently located within walking distance of nearby bus stops, making it easy to access public transport for daily commutes or travel into the surrounding areas. Additionally, Abercromby Primary School is also just a short 5 minute walk away from the property.

## Living Room

30'2" x 11'6"

## Kitchen

10'7" x 9'3"

## Utility

8'9" x 7'0"

## Conservatory

10'2" x 9'4"

## Bedroom 1

12'9" x 12'9"

## Bedroom 2

12'9" x 8'11"

## Bedroom 3

10'4" x 7'11"

## Bedroom 4

10'5" x 8'10"

## W.C

5'10" x 2'7"

## Bathroom

## 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 (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.



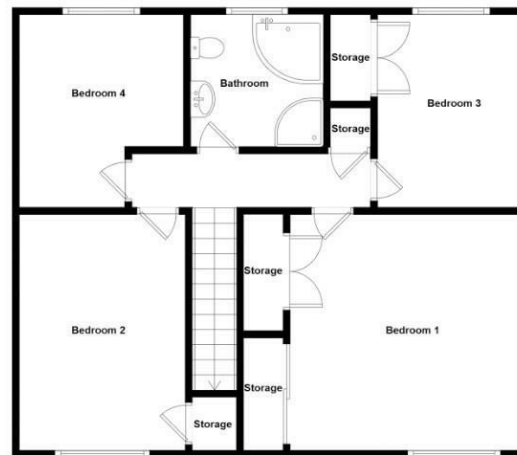
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Ground Floor



1st Floor



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