







## Description

\*\*\*£10,000 Below Home Report Value!\*\*\*

O'Malley Property is delighted to present to the market this exceptional four bedroom detached villa, built in 2014 and situated within the highly sought-after, peaceful residential neighborhood of Gannel Hill View, Fishcross. Offering contemporary comfort with quality finishes, this home strikes the perfect balance between style and functionality.

Upon entering, you are welcomed by a bright, spacious hallway that sets the tone for the home's modern interior. The inviting lounge is an elegant yet comfortable living space, where french doors allow natural light to flood in, creating a warm and relaxed atmosphere. The generous kitchen and dining area, finished to a high standard, forms the true heart of the home. With ample room for dining and direct access via patio doors to the garden, it is ideally suited for both family living and entertaining.

Accommodation is well-proportioned throughout, comprising four spacious double bedrooms. The master bedroom is enhanced by a sleek en suite shower room, while a contemporary family bathroom services the remaining bedrooms and boasts both a walk-in shower and a separate bathtub. A utility room adds further practicality to the layout.

Externally, the gardens are a true highlight. The rear grounds have been divided into two distinct zones: a charming planting area accessed directly from the kitchen patio doors, and a recently landscaped entertainment area. The latter showcases a striking, modern design, offering the perfect backdrop for gatherings with family and friends.

Further enhancing the property is a substantial detached double garage, complete with a high-pitched roof. This not only provides extensive storage options but also presents exciting potential for conversion, whether as a home office, studio, or even a self-contained annexe (subject to necessary consents).

This is a rare opportunity to secure a beautifully presented, move-in-ready villa in an enviable location.

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**"Spacious Property"**

## Location

Gannell Hill View in Fishcross is a peaceful semi-rural development in Clackmannanshire, offering scenic surroundings with easy access to local amenities and the Central Belt road network. The area combines village charm with nearby schools, leisure facilities, and transport links, making it an attractive setting for modern family living.

Early viewing is strongly recommended to fully appreciate the quality, style, location and potential this remarkable home has to offer.

## Living Room

16'1" x 13'2"

## Kitchen

20'2" x 10'5"

## Utility

6'9" x 5'5"

## Bedroom 1

14'0" x 10'1"

## En-Suite

4'10" x 4'0"

## Bedroom 2

11'1" x 10'8"

## Bedroom 3

10'2" x 9'5"

## Bedroom 4

13'2" x 11'1"

## W/C

5'5" x 3'3"

## Bathroom

11'2" x 5'8"

## Fixtures & Fittings

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

## Home report

The home report is available upon request.

## Misdescription 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.



**Offers Over £349,995**

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





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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