



**O'MALLEY**

**42 James Street**  
Alva, FK12 5AL

**O'MALLEY**

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



## Description

\*\*\*CLOSING DATE SET FOR WEDNESDAY 28TH MAY 2025 @ 12NOON\*\*\*

O'Malley Property are delighted to bring to the market this well-presented three-bedroom mid-terraced home located in the popular village of Alva. Situated in James Street, the property is ideally placed for access to local amenities including shops, schools, and transport links. Alva sits at the foot of the Ochil Hills and offers easy access to nearby towns such as Alloa, Stirling, and Falkirk.

The ground floor features a spacious lounge/diner, ideal for relaxing or entertaining, with plenty of room for a family dining area. To the rear, the fitted kitchen provides ample surface and storage space, with direct access to the garden. A convenient downstairs WC and under-stair storage cupboard complete the ground level.

Upstairs, there are three good-sized bedrooms, each offering flexibility for use as bedrooms, a home office, or additional storage. The family bathroom is fitted with a three-piece suite and is finished in a clean, neutral style.

Externally, the property benefits from a private rear garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining. There is also on-street parking available to the front, providing convenient access for residents and visitors alike.



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**“Spacious Property”**

## Location

42 James Street is right in the middle of Alva, a lovely town at the bottom of the Ochil Hills. Everything you need is close by – shops, schools, and buses are all just a short walk away. It's a quiet spot, but you're still only a quick drive from Alloa or Stirling if you fancy a bit more choice for shopping or going out.

## Fixtures & Fittings

All floor coverings, light fittings and integrated appliances are included with the sale. The free standing washing machine and shed will also be included within the sale.

## Home report

The home report is available upon request.

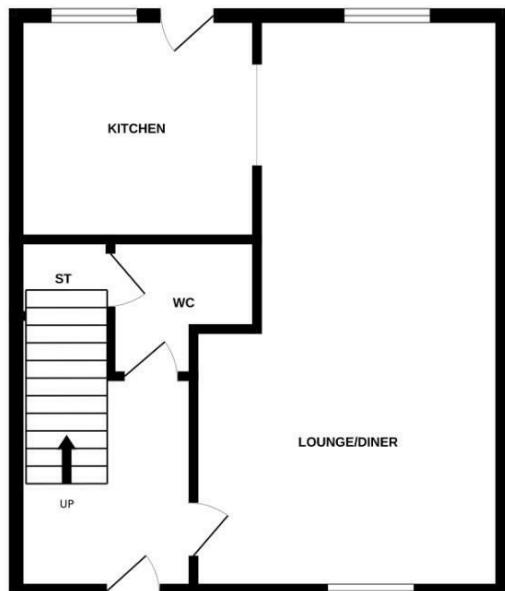


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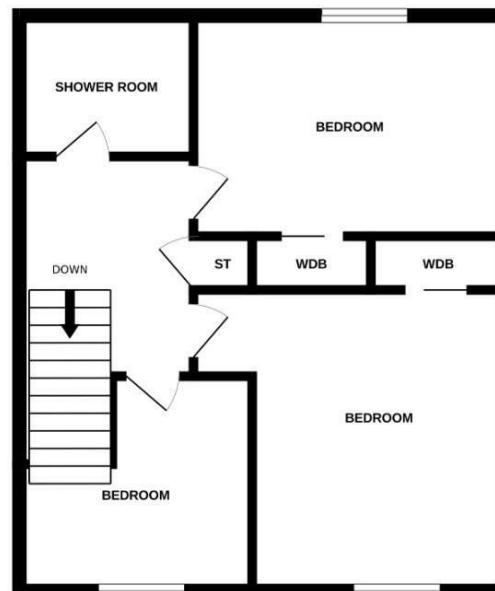
Offers Over £139,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



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Property Misdescriptions Act 1991.

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