



 **O'MALLEY**

1 Greygoran
Alloa, FK10 3EH

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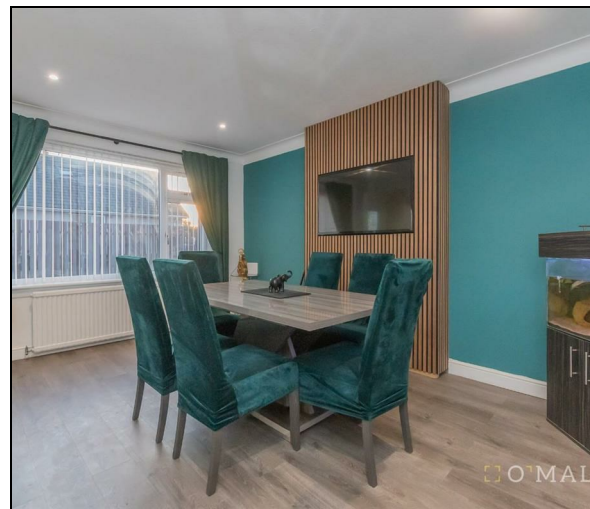
Description

O'Malley Property are delighted to present to the market this spacious three bedroom detached home located in the popular Greygoran area of Sauchie.

Upon entering, you are welcomed into a bright hallway which provides separate access to the living room, dining room/kitchen and the convenient ground floor W/C. The generous living room sits to the front of the property, offering a comfortable space for everyday living. The dining room is positioned to the rear and provides an excellent area for family meals or entertaining. The kitchen, accessed from the dining room, is well laid out with ample worktop space and a range of wall and base units, making it practical for cooking and storage. Additional under stair storage is also available on this level.

The upper level features three well proportioned bedrooms. The master bedroom is particularly spacious and comes with built in storage, while Bedroom 2 also benefits from integrated storage cupboards. Bedroom 3 is a good sized room with flexibility for use as a bedroom, office or nursery. The family bathroom completes this floor, fitted with a three piece suite including a bathtub, wash hand basin and W/C. Storage cupboards are also located in the upper hallway, ensuring practicality remains a key feature of the home.

This property benefits from both front and rear gardens, offering versatile outdoor space that can be enjoyed in a variety of ways. Sitting on a substantial corner plot, the home enjoys a larger than average garden footprint, giving plenty of room for outdoor use. A notable advantage is the large three car driveway positioned beyond the rear garden, providing excellent off street parking. The driveway leads to a detached garage, ideal for secure parking or additional storage.



“Spacious Property”

Location

Sauchie is a small village close to the town of Alloa. The main street has several local shops, a Post Office, restaurant, pub, library and larger supermarkets are available in nearby Alloa. There are various nursery and primary schools. Gartmorn Dam offers scenic nature walks and is also ideal for fishing, horse riding or cycling. There is also an 18-hole golf course, local football stadium and village hall. For commuting, bus routes service Sauchie into Alloa and Stirling, also the Clackmannanshire Bridge leads onto major motorways and the train station in Alloa provides links into Glasgow, Edinburgh and Perth.

Lounge

14'0" x 11'4"

Kitchen

16'1" x 8'0"

Dining Room

15'2" x 11'1"

W/C

6'5" x 4'8"

Master Bedroom

11'11" x 11'11"

Bedroom 2

11'6" x 11'3"

Bedroom 3

10'8" x 7'11"

Bathroom

7'11" x 7'11"

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.

Misdescriptions 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.

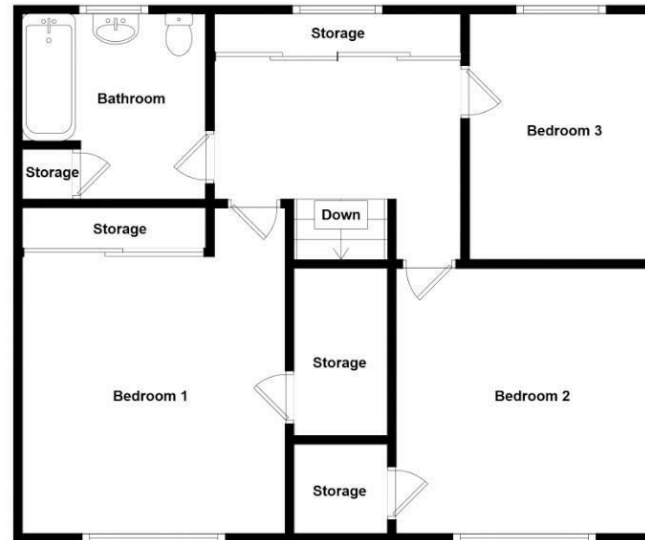
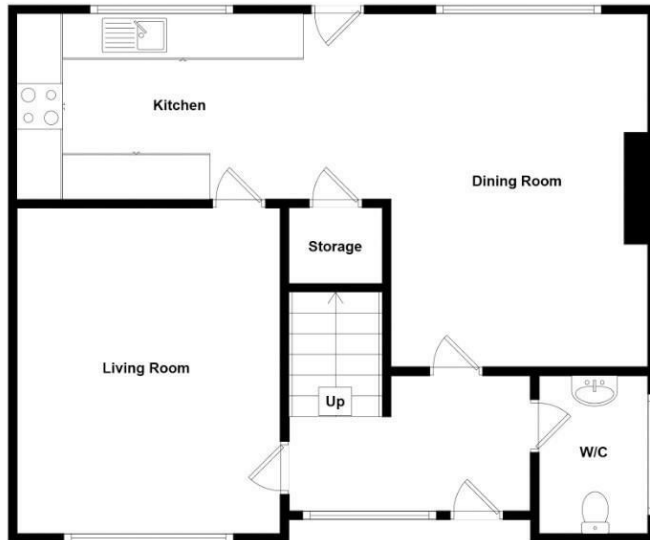


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Ground Floor

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.



Property Misdescriptions Act 1991.
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