







## Description

O'Malley Property are delighted to present to the market this immaculate three bedroom semi-detached house located in the sought after area of Mary Stevenson Drive, Alloa.

Upon entering the property, you are welcomed into the hall which provides access to the stylish downstairs WC. Leading off to the right is the well proportioned living area with a large front window allowing the room to be flooded with natural light. To the rear of the property is a generously sized kitchen/diner which is fitted with a range of modern base and wall mounted units with complementary worktops.

Upstairs, there are three well proportioned bedrooms which all benefit from built-in storage. Completing the upper level is the modern three piece bathroom suite comprising; W.C, wash hand basin and bath with overhead shower.

Externally the property benefits from private off street parking. The front area of the property is laid to gravel to allow additional parking. The rear garden offers both a patio area for socialising and a grass area accessed by steps.

Finally, warmth is provided by gas central heating and double glazing is installed throughout.




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**“Spacious Property”**

## Location

Mary Stevenson Drive is ideally located in the popular town of Alloa. Many local amenities are nearby, including retail, supermarkets, restaurants and leisure activities.

## Living Room

16'1" x 12'2"

## Kitchen

15'9" x 8'6"

## Bedroom 1

13'1" x 8'7"

## Bedroom 2

9'3" x 8'3"

## Bedroom 3

9'11" x 6'9"

## Bathroom

7'1" x 6'1"

## W/C

6'5" x 2'9"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.



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**Offers Over £179,995**

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



**Living Room**

**Kitchen**

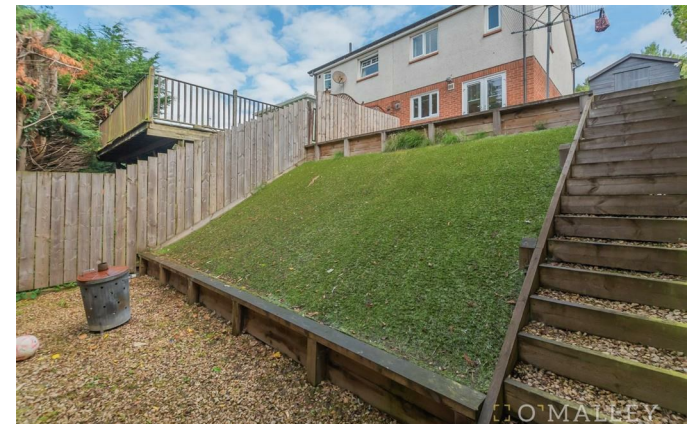
**Storage**

**W/C**

The floor plan for the second floor includes the following areas:

- Bathroom:** Located in the top left corner, containing a sink, toilet, and bathtub.
- Bedroom 1:** A large bedroom in the top right corner.
- Bedroom 3:** A large bedroom in the bottom left corner.
- Bedroom 1:** A large bedroom in the bottom right corner.
- Storage:** There are four storage areas: one in the middle left, and three in a row in the middle right.
- Staircase:** A staircase is located on the left side, between the top and bottom bedrooms.

A modern bathroom with grey textured walls. On the left, a white vanity unit features a sink and a large mirror. Below the sink are two white cabinets. To the right of the vanity is a white toilet. Further right is a glass-enclosed shower area with a bathtub. A towel is draped over the edge of the tub. The walls are a light grey color with a subtle texture. The floor is a light-colored tile. The overall design is clean and contemporary.



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.