



O'MALLEY
PROPERTY

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Description

O'Malley Property are delighted to present to the market this beautifully maintained two-bedroom home located within the popular village of Sauchie.

The property offers spacious and flexible accommodation throughout and has benefited from improvements in recent years, making it an ideal purchase for first-time buyers, downsizers and young families alike.

The welcoming entrance hallway leads into a bright and generously proportioned lounge/dining room, finished with modern laminate flooring installed in 2023. The space offers ample room for both relaxation and dining, creating an ideal setting for everyday family living and entertaining. The recently refurbished kitchen (2025) is fitted with a range of contemporary units and quality appliances, including a double eye-level Kenwood oven, Siemens five-burner stainless steel gas hob with safety glass splashback and extractor hood. The kitchen has been finished with stylish white gloss UPVC ceiling panels and anthracite UPVC wall boards.

On the upper level, there are two spacious bedrooms. The principal bedroom benefits from an extensive full-length fitted wardrobe system with four mirrored sliding doors together with an additional storage alcove. Bedroom two offers a built-in wardrobe with mirrored sliding doors and has been recently enhanced with new carpeting installed in 2026.

Completing the accommodation is the stylish shower room, refurbished in 2023 and featuring a contemporary suite with a high-pressure rainfall shower, handheld shower attachment and thermostatically controlled shower bar providing excellent water pressure and consistent hot water.

Externally, the property enjoys generous enclosed garden grounds to the side and rear, designed for low maintenance with attractive granite chip finishes. A particular highlight is the substantial 20ft x 10ft garden workshop fitted with lighting and five double power sockets, making it ideal as a workshop, hobby room, home gym or additional storage space.



“Spacious Property”

Location

Sauchie is a popular residential village situated close to Alloa and offers a range of local amenities including shops, schooling and leisure facilities. Excellent transport links provide convenient access throughout Clackmannanshire and beyond, making this an ideal location for commuters and families alike.

Lounge

13'1" x 11'5"

Dining Room

8'4" x 8'2"

Kitchen

9'3" x 8'2"

Shower Room

7'8" x 5'10"

Master Bedroom

12'8" x 11'7"

Bedroom 2

12'9" x 9'1"

Home Report

The home report is available upon request. Contact our team today.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale. The American-style Haier fridge freezer (2025) and Haier direct-drive washing machine (2023) are included within the sale. Provision has also been made for an electric hob installation if desired.

Misdescription 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.

Additional Features

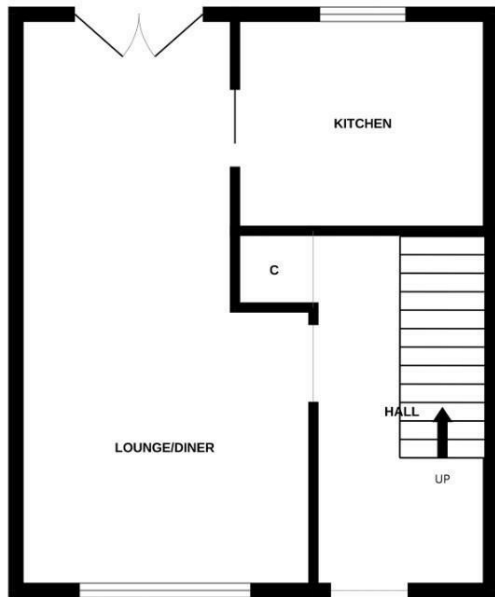
The property has been significantly upgraded and maintained throughout, benefiting from a new roof with 50-year guarantee (2018), cavity wall insulation (2025), loft insulation with partially floored loft space, lighting and Ramsey ladder access, and new UPVC soffits and guttering (2026). Further enhancements include upgraded central heating pipework, replacement radiators and a Potterton combi boiler, annual service completed in 2026. The modern kitchen was refurbished in 2025 and the shower room in 2023, while recent flooring upgrades have been carried out across much of the home. The enclosed rear and side gardens enjoy excellent sunshine throughout the day and feature security lighting, an external water tap, upgraded fencing and a refurbished boundary wall. A substantial 20ft x 10ft workshop with power and lighting provides excellent additional space, while the generous side garden offers potential for off-street parking or future extension, subject to the necessary consents. Virgin Media broadband is currently connected and existing Sky broadband cabling is in place.



Offers Over £134,995

Viewing 9am - 9pm 7 days a week

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.
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