



 **O'MALLEY**

**17 Churchill Street**  
Alloa, FK10 2JG

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





## Description

O'Malley Property are delighted to present to the market this 2 bedroom home located in Churchill Street, Alloa.

On the ground floor, you are welcomed into a bright hallway which provides separate access to both the living room and kitchen. The living room is spacious and filled with natural light, offering an inviting area for relaxation. The kitchen is fitted with a range of wall and base units, making it both practical and functional. From here, you can access the rear of the property. A useful storage cupboard is also located on this level for added convenience.

Upstairs, the property comprises two generously sized bedrooms. The main bedroom is bright and spacious, offering plenty of room for furnishings, while the second bedroom is also a well proportioned double. Both bedrooms benefit from built in storage, adding to the practicality of the home. Completing the upper level is the family bathroom, fitted with a three piece suite comprising a bathtub, wash hand basin, and W/C. Additional storage can also be found within the upstairs hallway.

Externally, the property enjoys a private rear garden with a combination of slabs and greenery, providing a pleasant and low maintenance outdoor space. To the front, on street parking is available as well as the potential to add in a driveway up the side of the property.



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**“Spacious Property”**

### Location

Churchill Street sits within the Fairyburn estate of Alloa. It is close to supermarkets, shops, restaurants and leisure facilities. The area offers excellent schooling with nurseries, primary and secondary schools nearby. For commuters, Alloa Train Station provides links to Stirling, Glasgow and Edinburgh, with motorway connections just a short drive away.

### Living Room

19'8" x 11'1"

### Kitchen

12'1" x 9'7"

### Bedroom 1

15'10" x 8'9"

### Bedroom 2

12'7" x 8'9"

### Bathroom

6'2" x 5'7"

### Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds 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.



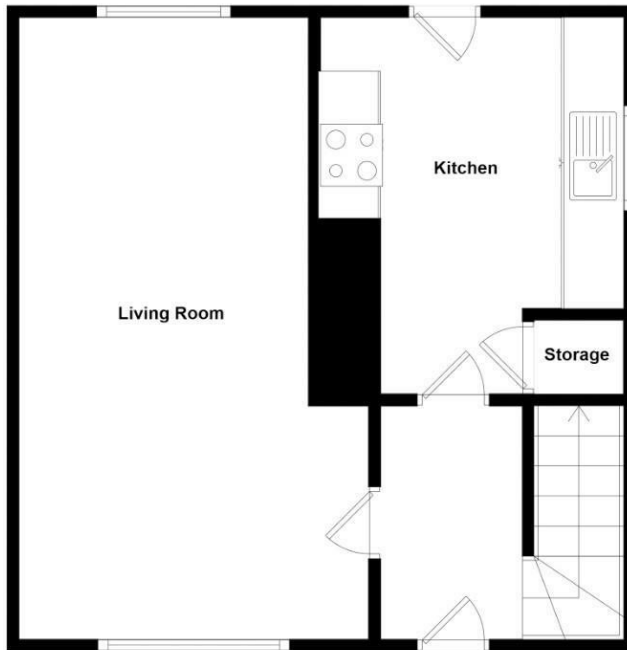
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**Offers Over £134,995**

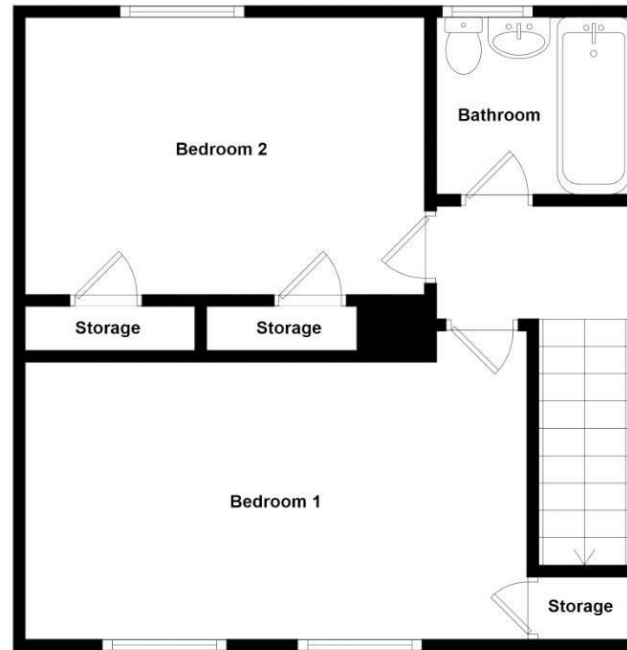
**Viewing 9am - 9pm 7 days a week**



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.



Property Misdescriptions Act 1991.  
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