



 O'MALLEY
PROPERTY

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18 Scott Court
Alva, FK12 5LZ

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Description

O'Malley Property are pleased to present this well presented two-bedroom ground floor flat located within the popular residential area of Scott Court,

On entering the property, you are greeted by a welcoming hallway which provides access to all main rooms. The lounge is bright and spacious, offering a comfortable living area with ample space for both relaxing and entertaining. This space flows seamlessly into the open plan kitchen, which has been nicely finished and is fitted with a good range of wall and base units, providing both practical storage and worktop space.

The sleeping accommodation comprises two well proportioned bedrooms. The master bedroom is a generous double room and benefits from fitted double wardrobes, providing excellent storage. Bedroom two is also a good sized room and includes fitted storage, making it a versatile space suitable for guests, family members or even a home office.

Completing the internal accommodation is the bathroom, fitted with a three piece suite comprising a bath with overhead shower, wash hand basin and W/C. Overall, this property offers a practical layout and comfortable living space within a convenient and well established location in Alva.

“Spacious Property”

Location

Scott Court enjoys a convenient position within Alva, a popular town nestled at the base of the Ochil Hills. The area offers easy access to a variety of local amenities including shops, supermarkets, cafés and schools, while nearby leisure facilities and scenic walking routes provide excellent outdoor opportunities. The location also benefits from good transport links to neighbouring towns such as Alloa and Stirling, making it ideal for commuters. With its blend of everyday convenience and attractive surroundings, Scott Court remains a sought after residential setting.

Lounge

15'10" x 10'8"

Kitchen

8'8" x 8'7"

Master bedroom

15'10" x 9'3"

Bedroom 2

12'2" x 7'1"

Bathroom

10'5" x 6'6"

Home report

The home report is available upon request.

Fixtures & fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

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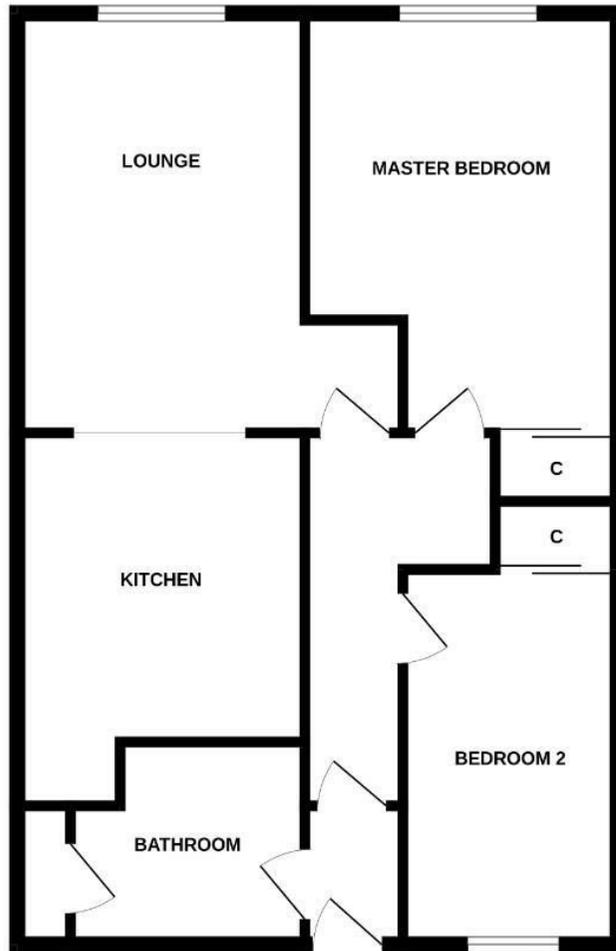
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GROUND FLOOR



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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