



O'MALLEY  
PROPERTY

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44 Claremont  
Alloa, FK10 2DC

omalleyproperty.com  
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## Description

O'Malley Property are proud to present to the market, this fantastic family home situated on the sought after Claremont, Alloa.

Set within a popular residential area, this property offers generous living accommodation and a practical layout, making it an ideal choice for families and those seeking a comfortable home within easy reach of local amenities.

Upon entering, the property welcomes you into a bright and inviting hallway which leads to a well-proportioned lounge, providing an ideal space for both relaxing and entertaining. The kitchen offers ample storage and workspace, with room for everyday dining and convenient access to the rear of the property.

The home benefits from four well-sized bedrooms, offering flexible accommodation for growing families, guests, or those requiring home office space. Two bathrooms provide convenience for busy households, enhancing the functionality of the property.



Externally, the property enjoys a generous plot with private garden space to the rear, offering excellent potential for outdoor seating, family activities, or further landscaping. To the front, there is convenient off-street parking.

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**“Spacious Property”**

## Location

Claremont is a sought-after residential location within Alloa, known for its quiet surroundings while remaining close to local amenities, shops, and leisure facilities. The property also benefits from excellent transport links to nearby towns and cities, making it ideal for commuters.

Families will appreciate the property's position within the catchment area for well-regarded local primary and secondary schools, adding to its appeal as a long-term family home.

## Lounge

17'8" x 13'7"

## Kitchen

17'9" x 8'0"

## Bedroom 4/Dining Room

12'0" x 9'7"

## Shower Room

5'11" x 5'2"

## Master Bedroom

14'9" x 8'4"

## Bedroom 2

11'3" x 8'7"

## Bedroom 3

9'8" x 8'4"

## Bathroom

11'3" x 8'7"

## Home report

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

## Fixtures & Fittings

All fitted carpets, floor coverings, blinds, curtains, free standing appliances and light fittings are included within the sale.

## Misdescription Act

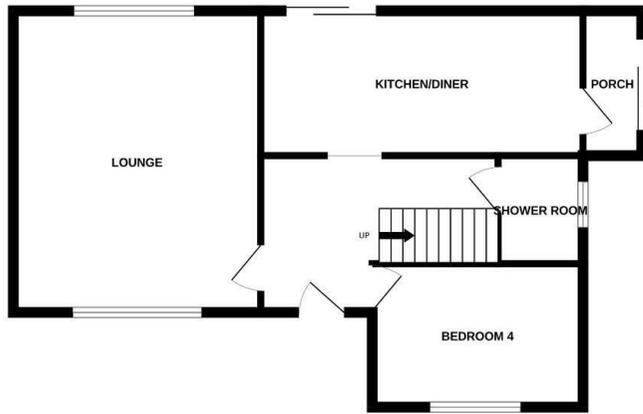
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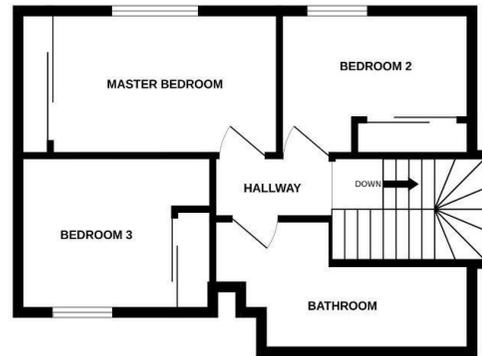
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GROUND FLOOR



1ST FLOOR



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