



 O'MALLEY

39A Ochil Street
Alloa, FK10 2DS

omalleyproperty.com
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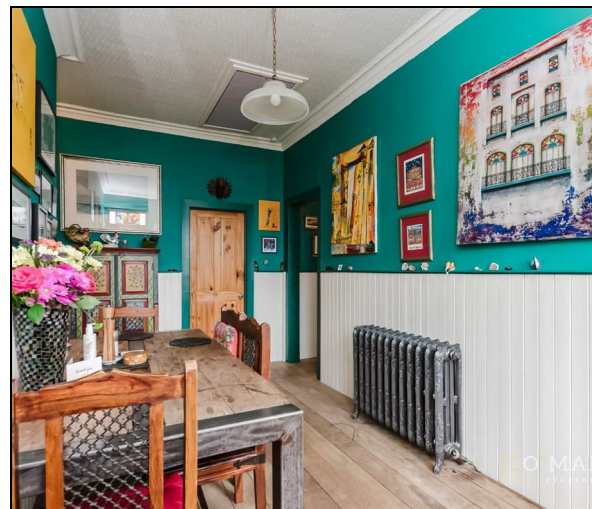
Description

O'Malley Property are delighted to present to the market this spacious and well-proportioned upper floor flat, offering flexible accommodation and excellent potential for a wide range of buyers.

Internally, the property comprises a bright and welcoming entrance hallway providing access to all the rooms throughout the property. The generous lounge is positioned to the front of the property and benefits from excellent natural light, further enhanced by a charming dual burning stove which creates a warm and inviting focal point. A centrally located bathroom completes the internal accommodation.

Externally, the property benefits from a private rear garden area, an increasingly sought-after feature for upper flats, providing outdoor space for relaxation or entertaining. In addition, there is a seating area at the top of the external stairs, perfectly positioned to enjoy open aspects and a stunning outlook towards the Ochil Hills.

This property offers a fantastic opportunity to acquire a sizeable flat with outdoor space and scenic views, and early viewing is highly recommended to fully appreciate the accommodation on offer. Furthermore, there is also shared access to the communal drying green.



“Spacious Property”

Location

Ochil Street is ideally located within the popular commuter's town of Alloa. There are a range of beneficial amenities within walking distance including: retail, supermarkets, restaurants, schooling including primary and secondary levels, community and leisure activities and various other public services. Alloa further benefits from being an ideal commuter town with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Entryway

16'8" x 7'8"

Lounge

17'10" x 10'7"

Kitchen

14'2" x 9'10"

Master Bedroom

14'0" x 11'1"

Bedroom 2

11'1" x 11'3"

Office/Bedroom 3

14'0" x 9'9"

Bathroom

6'2" x 9'6"

Home Report

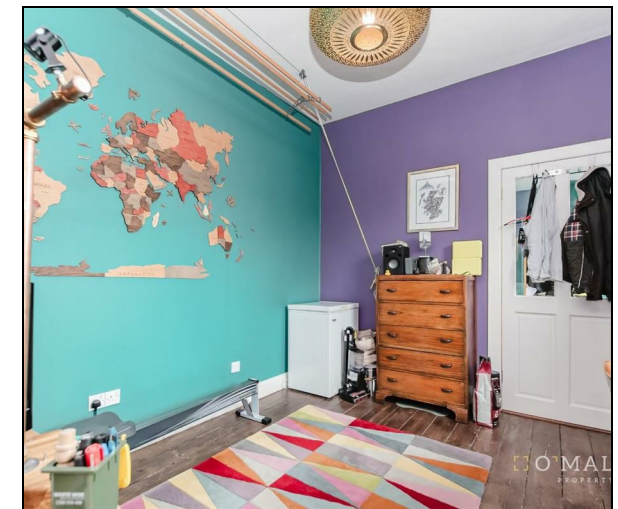
The home report is available upon request. Contact our team today.

Fixtures & Fittings

All fitted carpets, floor coverings and free standing stove are included with the sale.

Misdescription Act

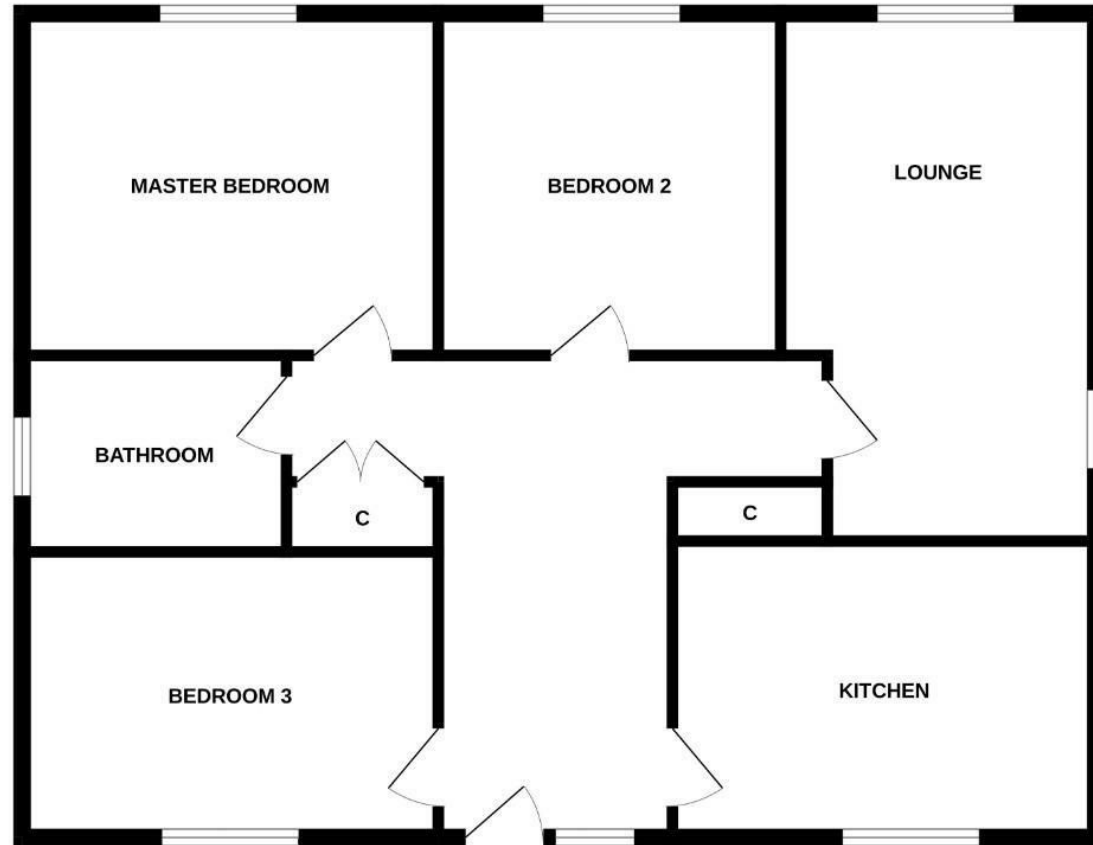
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Offers Over £149,995

Viewing 9am - 9pm 7 days a week

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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