



 **O'MALLEY**

3 Bellevue Road
Alloa, FK10 1LG

omalleyproperty.com
01259212337

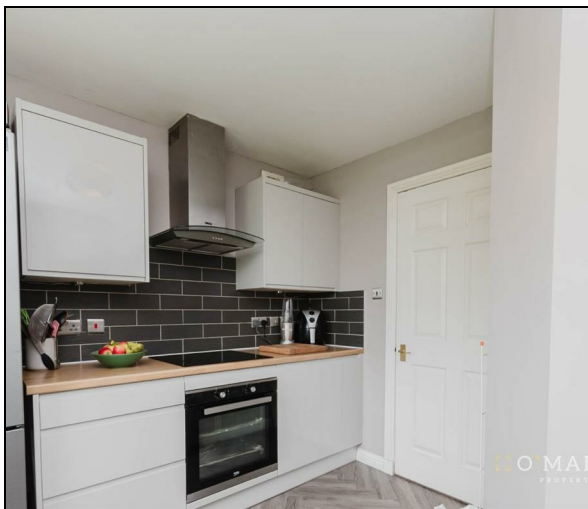


Description

O'Malley Property are proud to present to the market, this well presented 3 bedroom, detached house located in the sought after Bellevue Road, Alloa.

Set out over two levels, the property offers an excellent balance of living space and bedroom accommodation, making it a strong choice for families, professionals working from home, or buyers simply looking for room to grow.

On the ground floor, the layout has been designed with everyday living in mind. The bright lounge and dining area stretches across the rear of the property, creating a generous social space. French doors leading out from the lounge/diner help bring in natural light and create an easy connection to the garden, giving the home an open and airy feel. The kitchen is positioned separately, offering a practical workspace with good storage potential, while the additional bedroom/study on the ground floor adds real flexibility, whether used as a home office, guest room, playroom or fourth bedroom. A handy downstairs WC further adds to the convenience of the layout.



Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom complete with its own ensuite shower room. Completing the property is the family bathroom, equipped with a W.C, wash hand basin and bath and overhead shower combination.

Externally, the property benefits from a private driveway to the front. The west-facing rear garden is predominantly laid to lawn, enjoying a good level of privacy and offering excellent potential for further landscaping.

“Spacious Property”

Location

Situated in Alloa, the property also benefits from convenient access to local amenities, schools including Redwell Primary and Alloa Academy and transport links, making it a well-rounded option for commuters and families alike. For anyone searching for a home that combines practicality, flexible living and long-term potential, 3 Bellevue Road presents an excellent opportunity.

Lounge/Diner

21'2" x 12'6"

Kitchen

11'7" x 9'1"

W.C

Office/Study

17'5" x 8'0"

Master Bedroom

14'3" x 7'1"

En-Suite

6'6" x 5'2"

Bedroom 2

12'8" x 10'3"

Bedroom 3

11'5" x 6'7"

Bathroom

6'5" x 6'3"

Home Report

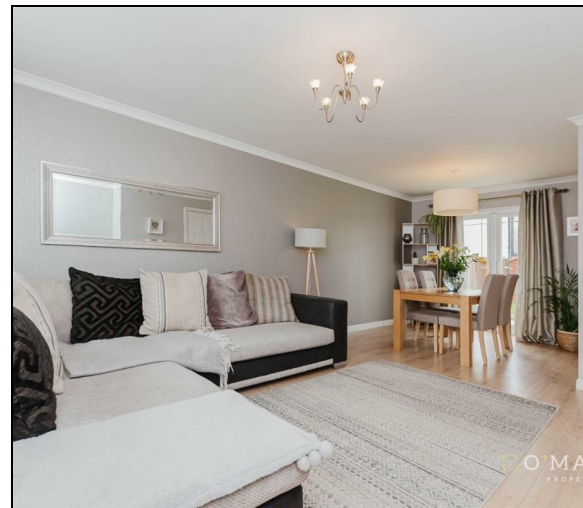
The home report is available upon request. Contact us today.

Fixtures & Fittings

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

Misdescription Act

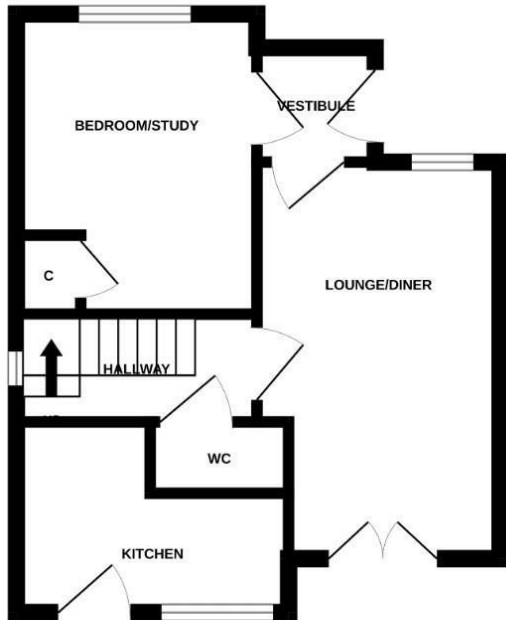
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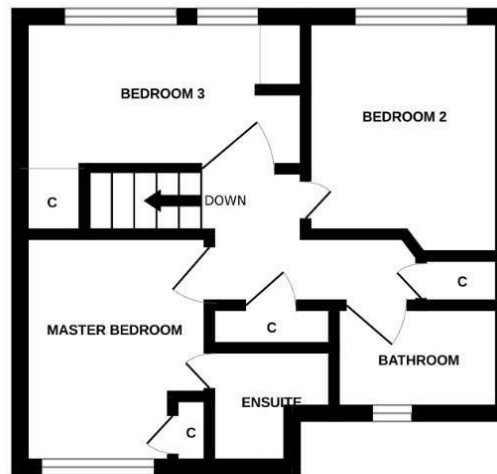
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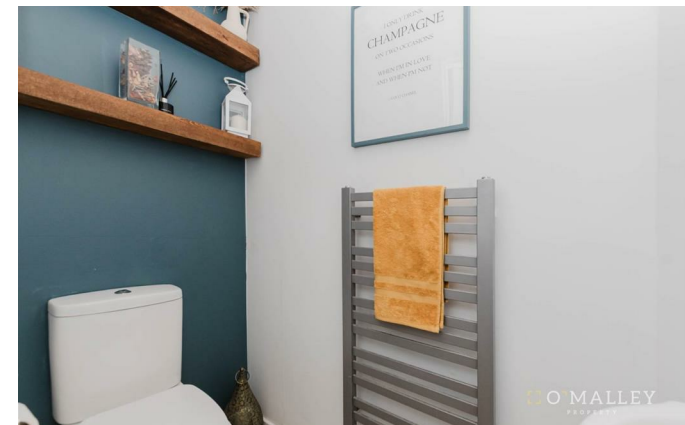
GROUND FLOOR



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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