







## Description

O'Malley Property is delighted to present this spacious ground floor flat in the desirable 11 Old Brewery Lane, Alloa. Offering a stylish and practical layout, this home is perfect for first-time buyers, downsizers, or investors.

The property boasts a bright and spacious living area, with elegant French doors that allow natural light into the living space, while providing easy access to the outdoors. The separate kitchen is well-appointed with modern fittings and ample storage, making it a functional and stylish space for cooking and dining.

This flat features two generously sized bedrooms, including a master suite with a private en-suite for added convenience. A well-presented family bathroom serves the second bedroom and guests, completing the home's practical yet comfortable layout. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally, there is private parking located to the front and rear of the building.



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**“Spacious Property”**

## Living Room

13'6" x 11'8"

## Kitchen

13'1" x 6'9"

## Bedroom 1

10'2" x 9'7"

## En-Suite

6'7" x 5'10"

## Bedroom 2

10'2" x 9'11"

## Bathroom

7'2" x 6'7"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All floor coverings, light fittings and integrated appliances are included with the sale.

## Location

Situated in the heart of Alloa, Old Brewery Lane offers a perfect balance of modern convenience and historic charm. With shops, cafés, and transport links just a short walk away, it's ideal for commuters and locals alike. Nearby parks and green spaces provide a peaceful retreat, making this a highly desirable place to call home.

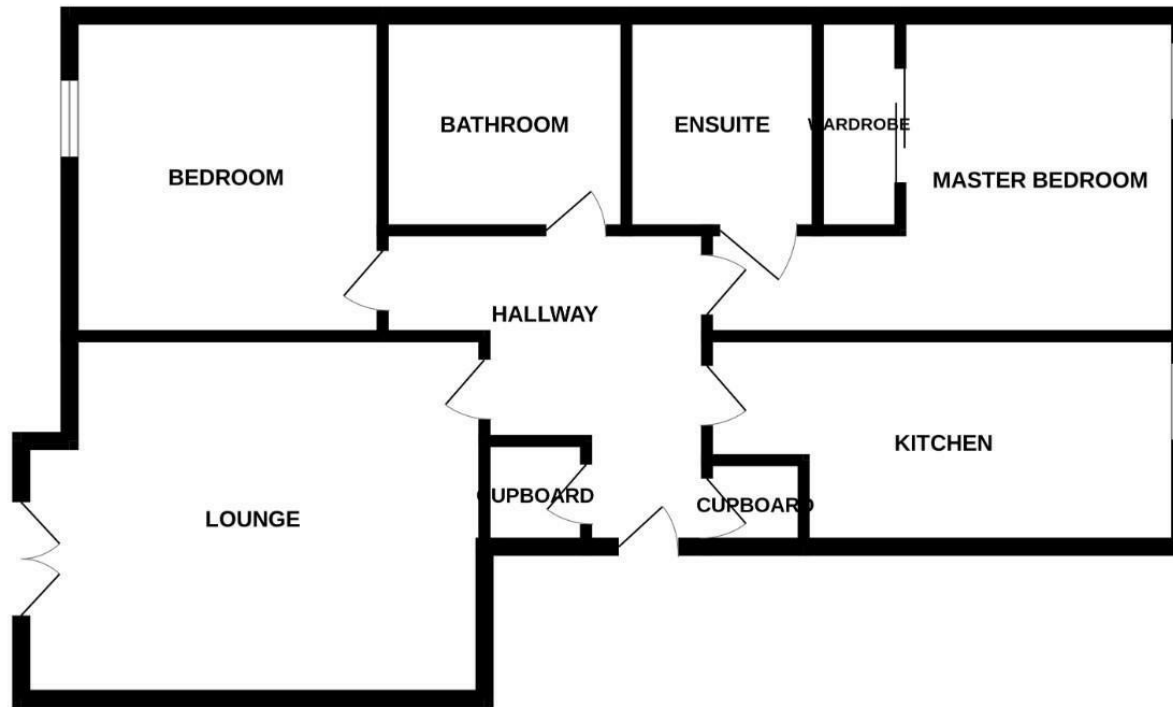


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## GROUND FLOOR



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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