



O'MALLEY

15 Beauclerc Street
Alva, FK12 5LD

O'MALLEY

omalleyproperty.com
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Description

£10,000 Below Home Report Value!

O'Malley Property are delighted to announce to the market, this immaculate 3 bedroom end terraced property in Beauclerc Street, Alva,

Alva sits at the foot of the Ochil Hills, offering beautiful scenery and great local amenities. With shops, schools, and transport links nearby, it's a convenient and attractive place to call home.

On entering the property, you are welcomed into a bright vestibule which provides separate access to both the living room and the kitchen. The living room is a generous and inviting space, ideal for relaxing or entertaining, and also benefits from a handy W/C and a built-in storage cupboard. The kitchen is fitted with a good range of wall and base units, offering generous cupboard and worktop space, as well as room for dining. From here, you can step directly out to the low-maintenance rear garden,

The upper floor comprises three well-proportioned bedrooms. Bedrooms one and two both benefit from built-in storage, while the third bedroom offers flexibility for use as a child's room, home office, or guest space. The family bathroom is fitted with a bath and overhead shower, wash hand basin, and W/C, making it ideal for everyday living.

Externally, the property benefits from a low-maintenance rear garden, providing a private outdoor space to enjoy without the need for extensive upkeep.

"Spacious Property"

Living Room

17'6" x 14'0"

Kitchen

17'6" x 9'11"

Bedroom 1

14'0" x 10'10"

Bedroom 2

10'10" x 10'0"

Bedroom 3

9'4" x 6'5"

W/C

5'3" x 2'11"

Bathroom

6'6" x 6'5"

Location

Alva is a charming town set at the foot of the Ochil Hills, offering a stunning backdrop and plenty of opportunities for outdoor activities such as walking and cycling. The town has a good range of local amenities including shops, cafes, and schools, while larger supermarkets and leisure facilities can be found nearby in Alloa. Excellent transport links provide easy access to Stirling, Falkirk, and beyond, making Alva a great choice for those looking to enjoy a blend of scenic surroundings and convenient connections.

Home report

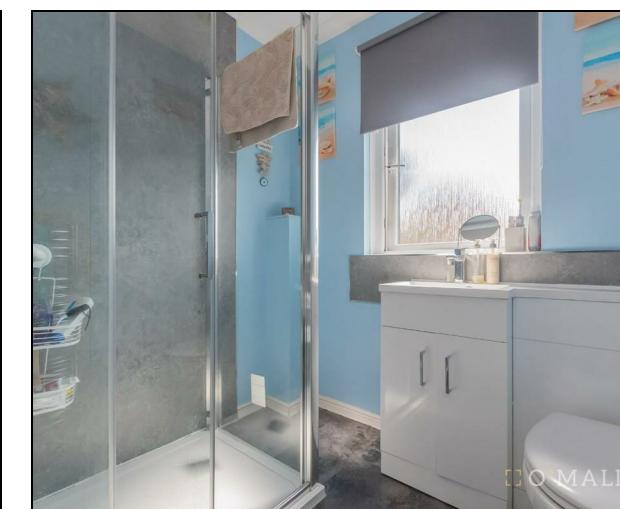
The home report is available upon request. Contact our team today.

Fixtures & Fittings

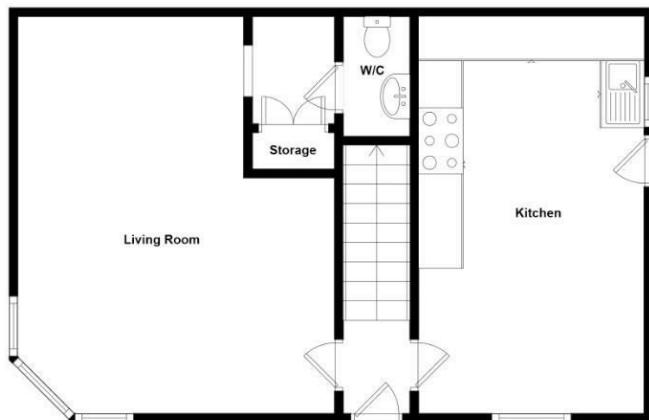
All fitted carpets, floor coverings and integrated appliances are included with the sale.

Property Misdescriptions Act 1991.

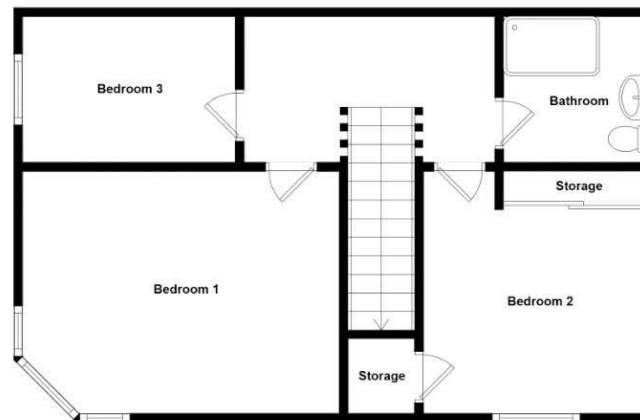
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

**Offers Over £184,995****Viewing 9am - 9pm 7 days a week**

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.

