



 **O'MALLEY**

**8 Smithfield Loan**  
Alloa, FK10 1NJ

**omalleyproperty.com**  
**01259212337**



## Description

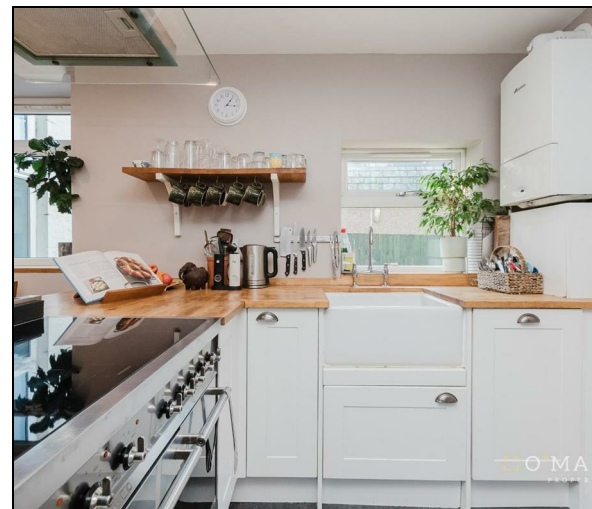
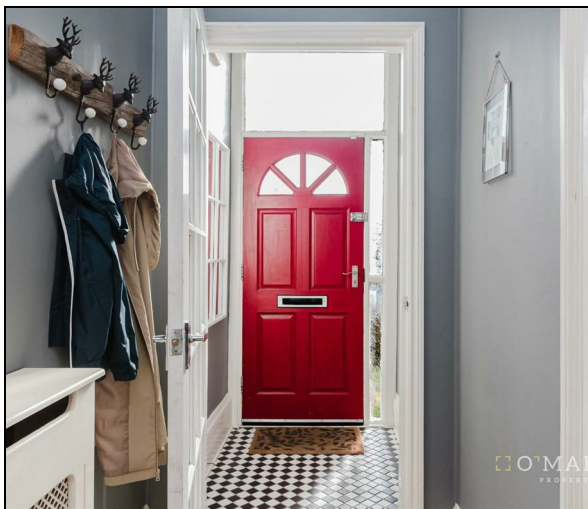
O'Malley Property are pleased to present to the market, 8 Smithfield Loan, a three bedroom, semi detached home with a home office, set within an established residential area of Alloa.

This traditional property offers spacious and flexible accommodation across two levels, retaining a wealth of character features throughout and benefiting from a large private rear garden.

On entering the property, you are welcomed into a vestibule which leads through to the main hallway. From here, there is access to the master bedroom, a three piece family bathroom and the main lounge. The lounge is a comfortable and inviting space, showcasing the home's traditional charm, and provides access to the kitchen. The well proportioned kitchen diner offers practical workspace and storage, with a layout well suited to everyday family living and entertaining. The staircase to the upper floor is accessed from the lounge, keeping the flow of the ground floor both functional and well connected.

The upper level comprises two well proportioned double bedrooms and a home office, which could be used as a nursery or dressing room. The layout offers flexible accommodation, making it well suited to a range of family needs or lifestyle requirements.

Externally, the property enjoys a generously sized private rear garden with outbuildings and an attractive front garden offering excellent outdoor space, ideal for family use, entertaining or further landscaping. This is a fantastic opportunity to acquire a character filled family home in a popular neighbourhood in Alloa.



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**“Spacious Property”**

## Location

Situated in the sought after residential area of Smithfield Loan, this attractive property offers an excellent opportunity for professional couples and growing families seeking both comfort and convenience. The home enjoys a peaceful setting while remaining within easy reach of local amenities, parks, road and rail transport links to Glasgow, Edinburgh, Stirling and Falkirk, making day to day living both practical and enjoyable.

Particularly appealing for families, the property falls within the highly regarded catchment area for Redwell Primary School, providing access to well established local schooling. With its family friendly surroundings, nearby green spaces, and strong community feel, this home presents an ideal environment in which children can grow and families can thrive.

## Lounge

12'0" x 15'5"

## Kitchen

19'5" x 9'3"

## Bathroom

10'11" x 3'9"

## Master Bedroom

14'2" x 10'9"

## Bedroom 2

15'2" x 8'3"

## Bedroom 3

10'7" x 9'7"

## Home office

7'5" x 6'9"

## Home report

The home report is available upon request.

## Fixtures & fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

## Misdescriptions Act

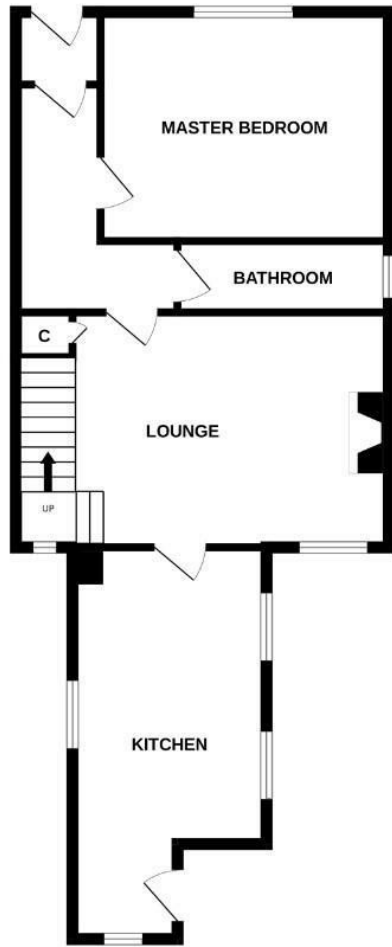
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



**Fixed Asking Price £225,000**

**Viewing 9am - 9pm 7 days a week**

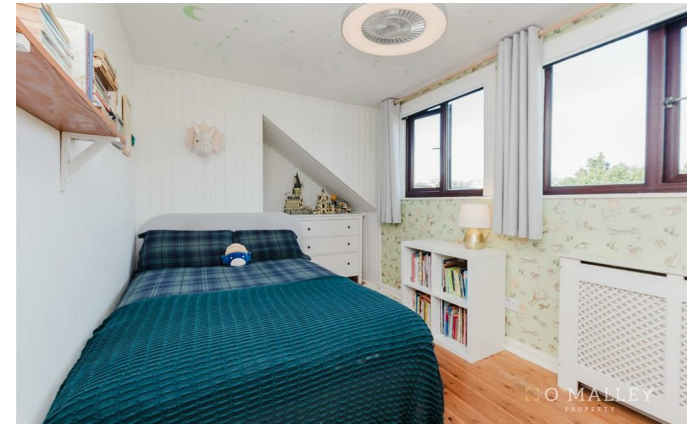
GROUND FLOOR



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.  
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