



 **O'MALLEY**

**25 Cleuch Avenue**  
Alloa, FK10 2RX

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



## Description

O'Malley Property are pleased to present to the market 25 Cleuch Avenue, a spacious four bedroom detached family home located within a sought after residential area of Tullibody,

Upon entering the property, you are welcomed into a central hallway which provides access to the main ground floor accommodation. The living room is bright and well proportioned, offering a comfortable space for relaxing. The dining room is located to the rear and provides an excellent setting for family meals and entertaining, with French doors opening directly out to the garden, allowing for plenty of natural light. The kitchen is well laid out with a good range of units and workspace, and leads through to a useful utility room, enhancing everyday practicality. The ground floor also benefits from additional storage,

The upper level comprises four well proportioned bedrooms. The master bedroom and bedroom two both benefit from built in storage, while bedrooms three and four offer flexible accommodation suitable for family living, guests or home working. There is also a useful storage cupboard located on the upper hallway. Completing the upper level is the family shower room, fitted with a modern suite including a walk in shower, wash hand basin and W/C.



Externally, the property boasts a large rear garden which has been designed for low maintenance, making it ideal for outdoor use and entertaining. To the front, there is a substantial driveway providing off street parking for multiple vehicles, along with access to the garage. This fantastic home presents an excellent opportunity for families seeking space, convenience and a desirable location

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**“Spacious Property”**

## Location

Cleuch Avenue is situated within a popular residential area of Tullibody, offering a convenient and familyfriendly setting. The area benefits from close proximity to a range of local amenities including shops, supermarkets and leisure facilities, while nearby Alloa and Stirling provide a wider selection of retail and dining options. For families, the property falls within the catchment area for Abercromby Primary School and Lornhill Academy. Excellent road links make this an ideal location for commuters travelling across the central belt, making Cleuch Avenue a highly desirable place to live.

## Lounge

14'9" x 10'11"

## Diner

9'10" x 8'2"

## Kitchen

9'10" x 9'2"

## Utility Room

9'2" x 7'1"

## Master Bedroom

14'5" x 12'8"

## Bedroom 2

13'1" x 9'2"

## Bedroom 3

10'5" x 8'10"

## Bedroom 4

8'10" x 7'2"

## Shower Room

5'8" x 8'10"

## Home Report

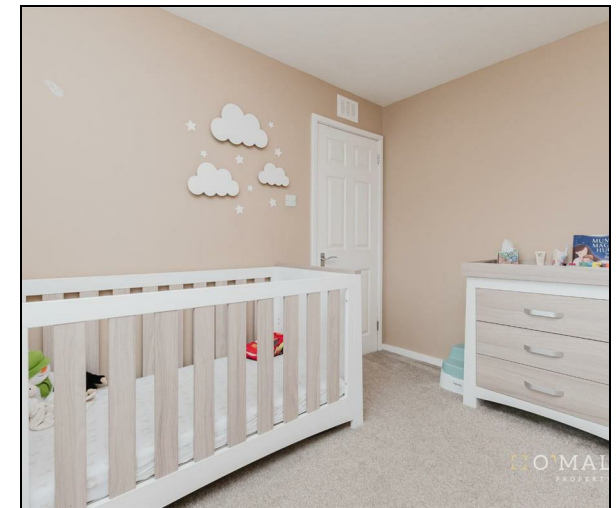
The home report is available upon request. Contact our team today.

## Fixtures & Fittings

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

## Property Misdescriptions Act 1991.

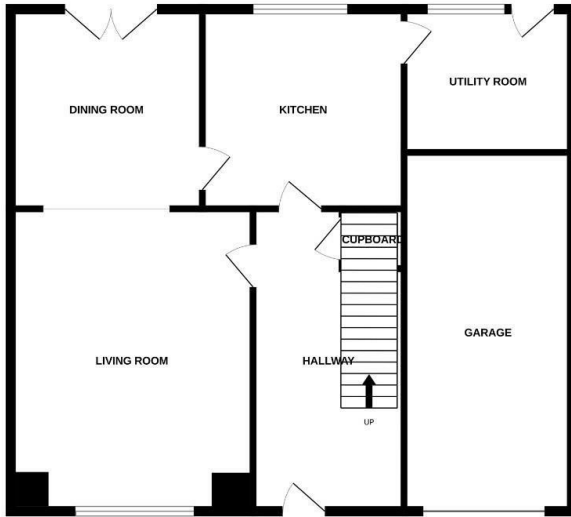
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**Viewing 9am - 9pm 7 days a week**

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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