



 **O'MALLEY**

15 Ochil Street
Alloa, FK10 2DS

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Description

O'Malley Property are delighted to present to the market this generous ground floor flat located in the highly desirable Ochil Street, Alloa.

This would be an ideal purchase for for a first time buyer or a buy to let investor.

This traditional build property has been decorated in neutral tones throughout and is well placed for easy access to the many local amenities . The property comprises; entrance vestibule, reception hallway, bright and spacious lounge with access out to the rear garden and is open plan to the fitted kitchen. There is a spacious double bedroom located to the front of the property and a well proportioned single bedroom to the rear. Completing the property internally is the family bathroom which is finished with a white three piece bathroom suite and over bath shower. The property benefits from gas central heating and double glazing is installed.

Externally the property benefits from a low maintenance rear gardens as well as a shared drying green. On street parking is available.



“Spacious Property”

Location

Ochil Street is ideally located within the popular commuter's town of Alloa. There are a range of beneficial amenities within walking distance including: retail, supermarkets, restaurants, schooling including primary and secondary levels, community and leisure activities and various other public services. Alloa further benefits from being an ideal commuter town with major road and rail networks available providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Lounge

11'6" x 10'11"

Kitchen

6'7" x 5'6"

Bedroom One

14'0" x 11'8"

Bedroom Two

11'5" x 7'8"

Bathroom

9'3" x 4'3"

Viewing arrangements

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7 days a week. Please do not hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

Home Report

The home report is available to be downloaded from onesurvey.org. The condition of the property and any material matter is disclosed in the home report.



Offers Over £71,995

Viewing 9am - 9pm 7 days a week



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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