







## Description

**\*\*UNDER OFFER \*\***O'Malley Property are delighted to bring to the market this immaculate four bedroom detached house located within the prestigious address of Claremont, Alloa.

This rarely available property is presented to the market in true walk-in condition and is situated on a sizable plot within a quiet residential location.

Upon entering the property, you are welcomed with an entrance vestibule that further leads into the lower level of the property. There is a bright and inviting sitting room flowing into the dining area which is tastefully decorated throughout. In addition, there is direct access to the conservatory which offers panoramic windows looking out into the rear garden. The separate lounge offers additional living space as well as ample space for free standing furniture.

The fully fitted modern kitchen offers an excellent range of wall and base units in a white high gloss finish with complementing work surfaces. There is a SMEG range style cooker, oven and integrated fridge and freezer. The kitchen faces the back of the house and has French doors opening to the garden. The utility room is adjacent to the kitchen, with rear access to the garden. Bedroom one and two, which are also located on the lower level, are well-proportioned with bedroom 2 further benefiting from an ensuite shower room. Completing the lower level is the fully tiled family bathroom hosts a freestanding bath, wash hand basin and WC

Traveling upstairs, there is an open plan sitting room with a front facing Velux window. There are two further double bedrooms on this level, with additional space for free standing furniture.

Externally there is a monoblock driveway leading to the large garage to the side of the property. The well maintained wrap around garden provides a great deal of privacy with ideal spots for outdoor living.




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**“Spacious Property”**

## Location

Claremont is ideally located in a popular area of Alloa and is a very sought after street. Many local amenities are nearby, including; retail, supermarkets, restaurants, leisure activities and many more. There is schooling at primary and secondary level nearby, with your catchment area being for Redwell Primary School and Alloa Academy. For those that wish to travel by way of business, Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only a short drive away for those that wish to travel by car.

## Living Room

15'8" x 13'1"

## Sitting Room

17'1" x 13'0"

## Dining Room

12'10" x 9'8"

## Conservatory

12'3" x 11'1"

## Kitchen

17'2" x 9'11"

## Utility Room

8'3" x 6'9"

## Bedroom 1

11'10" x 9'9"

## Bedroom 2

12'1" x 9'11"

## Bathroom

9'11" x 5'3"

## Upstairs Sitting Room

12'2" x 11'8"

## Bedroom 3

16'8" x 8'9"

## Bedroom 4

16'6" x 9'3"

## Fixtures and Fittings

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

## Home Report

The home report is available upon request from our office or can be downloaded directly from the One Survey website. The condition of the property and any material matter is disclosed in the home report.



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**Offers Over £369,995**

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



Ground Floor

1st Floor



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