



 **O'MALLEY**

53 Caledonian Road
Alloa, FK10 1NS

omalleyproperty.com
01259212337



Description

****UNDER OFFER **** O'Malley Property are delighted to present to the market this well-proportioned two-bedroom mid-terrace home.

Situated within easy reach of local amenities and transport links, this property offers an ideal opportunity for first-time buyers, small families, or buy-to-let investors.

Upon entering, you are welcomed into a spacious living room, offering plenty of natural light and a flexible layout for modern family living. To the rear, the kitchen is well-appointed with ample worktop and storage space, and provides direct access to the rear garden, ideal for entertaining or outdoor dining.

Upstairs, the property boasts two generously sized double bedrooms, both of which benefit from built-in storage solutions. The family bathroom is centrally located and features a three-piece suite including a bathtub with overhead shower.

Externally, the property enjoys private front and rear gardens, with potential for landscaping or personalisation. Private parking is also available outside the property, via the allocated parking space.



“Spacious Property”

Location

Situated in a well-established and convenient part of Alloa, 53 Caledonian Road enjoys easy access to a wide range of local amenities including shops, supermarkets, leisure facilities, and reputable primary and secondary schools. The area benefits from excellent transport links, with nearby bus and rail services providing straightforward connections to Stirling, Falkirk, and beyond. For commuters, the property is well-positioned for access to the motorway network, making it ideal for travel throughout Central Scotland. The surrounding area also offers a variety of parks and green spaces, perfect for outdoor activities and family walks.

Living Room

17'0" x 11'8"

Kitchen

10'2" x 8'7"

Bedroom 1

11'9" x 10'7"

Bedroom 2

11'9" x 9'3"

Bathroom

6'8" x 5'6"

Home report

The home report is available upon request.

Fixtures & Fittings

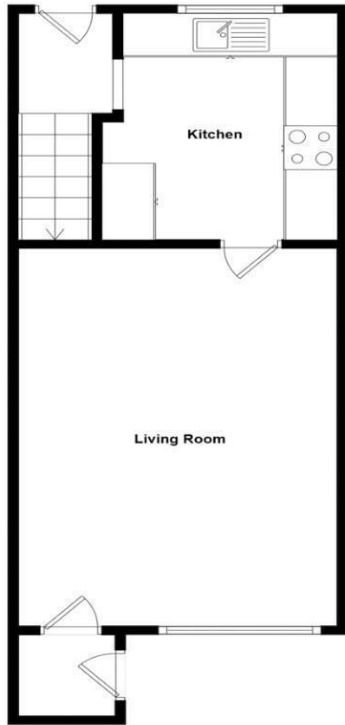
All carpets, light fittings, floor coverings and integrated appliances are included with the sale.



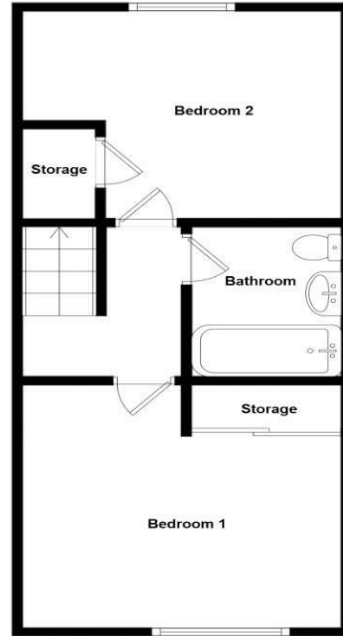
Offers Over £129,995

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.



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.