



 **O'MALLEY**

**22 Balfour Street**  
Alloa, FK10 1RU

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





## Description

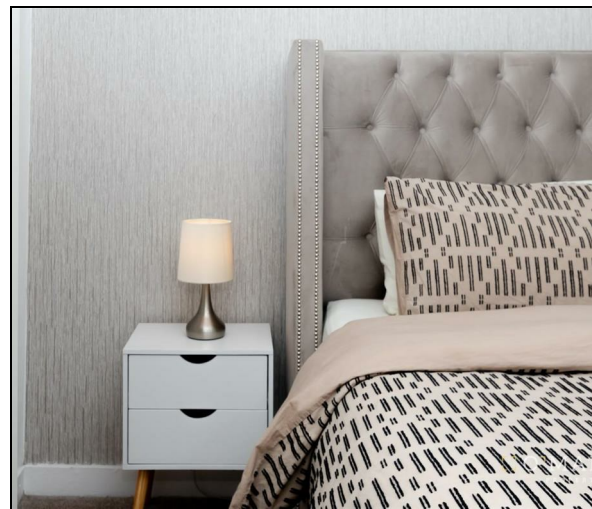
O'Malley Property are delighted to present to the market this immaculate, two bedroom, mid terraced home located in Balfour Street, Alloa.

The property has been renovated to a high standard throughout and is appealing to a range of different buyers.

Upon entering, you are welcomed with an open plan lounge and kitchen/diner. The kitchen, which was renovated under two years ago is finished with modern fixtures and fittings, integrated appliances and a breakfast bar. The lounge space boasts neutral decor and offers comfortable open/plan living arrangements.

On the upper level, the property offers two well-proportioned bedrooms, providing versatile space for using as a bedroom, home office or nursery space. Completing the property is a modern family bathroom, which comprises of a W.C., wash hand basin and newly fitted bathtub and overhead shower combination.

Externally, the property enjoys private parking suitable for two cars. To the rear, the enclosed garden enjoys a substantial plot and an excellent degree of privacy.




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**“Spacious Property”**

## Location

Balfour Street is a quiet and well-regarded residential street, ideally located within easy reach of Alloa town centre. The area offers a pleasant balance of peaceful living and everyday convenience, with a range of local shops, cafés, and amenities close by and all within walking distance. The Alloa train station is also a short walk away too.

## Living Room

13'11" x 12'7"

## Kitchen/Diner

20'4" x 8'1"

## Bedroom 1

15'0" x 10'5"

## Bedroom 2

11'1" x 10'7"

## Bathroom

7'4" x 6'8"

## Home Report

The home report is available upon request.

## Misdescription Act

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## Fixtures & Fittings

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

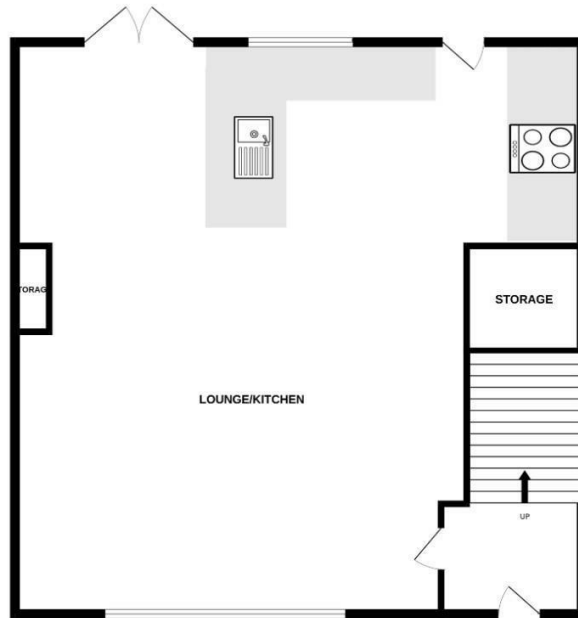


**Offers Over £154,995**

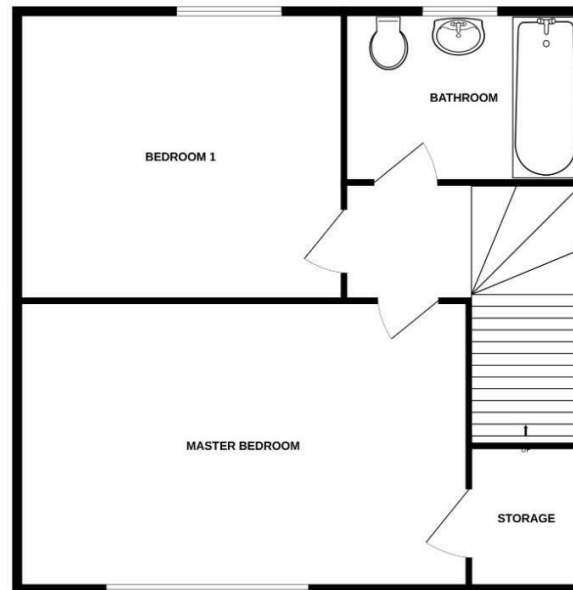
**Viewing 9am - 9pm 7 days a week**



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.  
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