

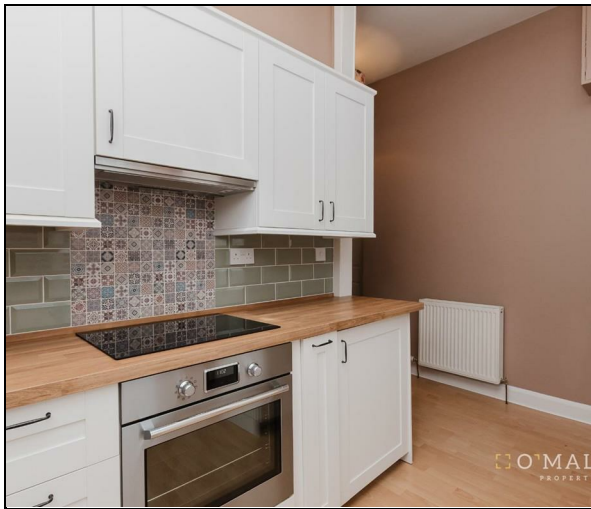


 **O'MALLEY**

**73F East Stirling Street**  
Alva, FK12 5HP

**[omalleyproperty.com](https://omalleyproperty.com)**  
**01259212337**





## Description

O'Malley Property are delighted to bring to the market this well presented two bedroom top floor flat, ideally located on Stirling Street in the popular village of Alva.

The accommodation is accessed via the private entrance, with stairs leading to the front door of the property. The lounge is a bright and generously sized space, offering ample room for both living and dining furniture, with large windows allowing plenty of natural light to flood the room. The kitchen is well laid out and fitted with a range of wall and base units, providing good storage and worktop space for everyday use.

There are two well proportioned bedrooms, both offering comfortable accommodation. The master bedroom benefits from built in storage, while bedroom two is also a good size and versatile, ideal for use as a guest room, home office or additional living space if required. Completing the internal accommodation is a modern shower room, fitted with a three-piece suite and finished to a good standard.

Externally, the property enjoys the added benefit of its own private garden, offering a fantastic outdoor space for relaxing, gardening or entertaining. This is a particularly attractive feature for a flat and adds to the overall appeal of the property. This an excellent opportunity for first-time buyers, downsizers or buy-to-let investors.

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**“Spacious Property”**

## Location

Alva is a charming town set at the foot of the Ochil Hills, offering a picturesque setting with a strong sense of community. The town provides a good range of local amenities including shops, cafés, schools and leisure facilities, while benefitting from excellent access to nearby towns such as Alloa and Stirling. Surrounded by scenic countryside and well known walking routes, Alva is ideal for those who enjoy the outdoors while still wanting convenient everyday living and strong transport links further afield.

## Kitchen

8'6" x 7'2"

## Lounge

13'1" x 13'9"

## Master Bedroom

13'1" x 11'1"

## Bedroom 2

10'5" x 13'1"

## Bathroom

6'6" x 9'2"

## Home Report

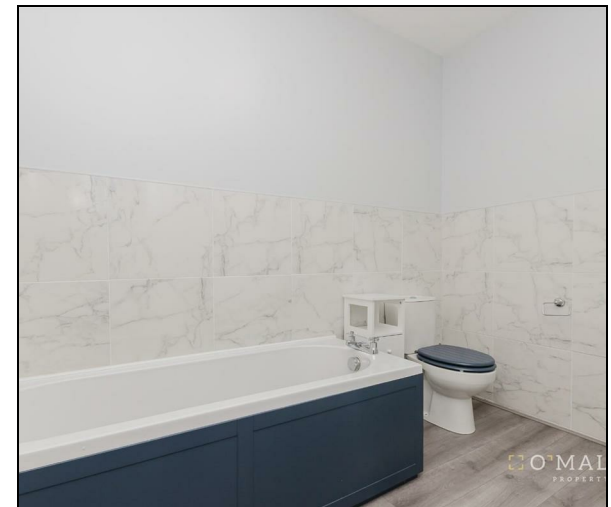
Home report available upon request, contact our team today

## Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

## Misdescription Act

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.



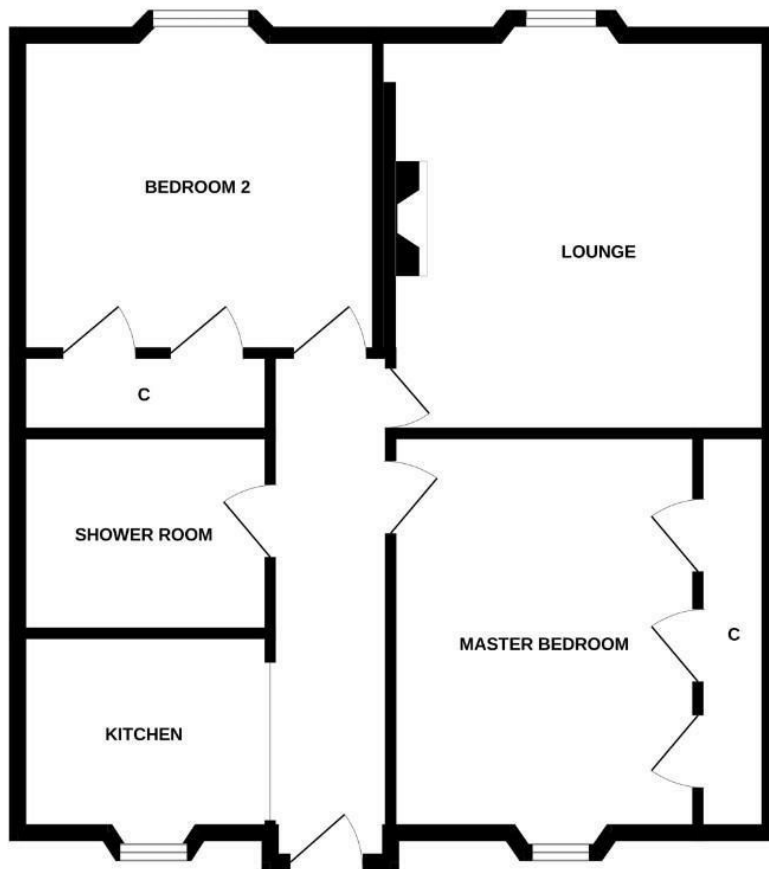
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**Offers Over £99,995**

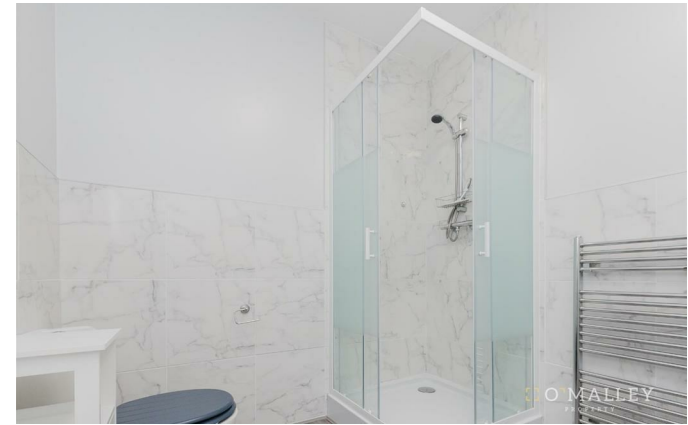
**Viewing 9am - 9pm 7 days a week**



## GROUND 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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