



O'MALLEY
PROPERTY

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8 The Laurels
Alloa, FK10 2XE

omalleyproperty.com
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Description

O'Malley Property are delighted to present 8 The Laurels, a spacious four bedroom, semi-detached home situated within a popular residential area of Tullibody,

Upon entering the property, you are welcomed into a bright porch area which benefits from a large window, allowing an abundance of natural light to fill the space. From here, access is gained to the ground floor accommodation. To the right, there is the fourth bedroom, which offers excellent versatility and could also be utilised as a guest room, additional sitting room or home office if required. To the left, the lounge provides a comfortable and spacious living area, ideal for relaxing or entertaining. From the lounge, you enter the kitchen which offers ample workspace and storage, making it well suited for everyday family life. The kitchen also provides access to an additional room currently used as an office, which could equally serve as a utility space. This room benefits from French doors leading directly out to the rear garden, creating a great connection between the indoor and outdoor spaces.

The upper level comprises three bedrooms, including the master bedroom and two further well-proportioned rooms. Bedroom three benefits from built in storage, while all rooms offer comfortable accommodation suitable for family living. Completing the upper level is the shower room, fitted with a suite comprising a shower, wash hand basin and W/C.

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“Spacious Property”

Location

The Laurels is situated within a quiet and desirable residential area of Tullibody, offering a convenient setting for a range of buyers. The town provides a selection of local amenities including shops, supermarkets, schools and leisure facilities, while nearby Alloa and Stirling offer a wider range of retail, dining and transport options. For families, there are a number of schooling options available, including St Bernadette's RC Primary School and St Modan's High School. Tullibody also benefits from excellent road links to the central belt, making it ideal for commuters. With easy access to local parks and scenic walking routes, The Laurels offers a great balance of everyday convenience and outdoor living.

Lounge

15'5" x 11'4"

Kitchen

14'6" x 8'4"

Study

9'8" x 7'0"

Master bedroom

12'3" x 8'1"

Bedroom 2

11'5" x 8'1"

Bedroom 3

8'5" x 6'0"

Bedroom 4

17'0" x 7'8"

Bathroom

5'11" x 5'8"

Home report

The home report is available upon request.

Fixtures & fittings

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

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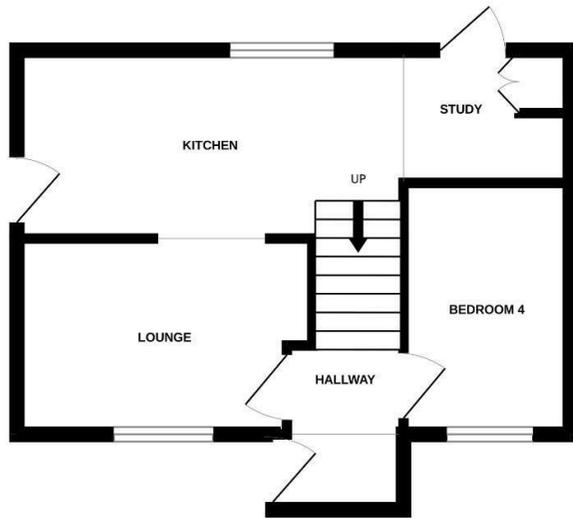
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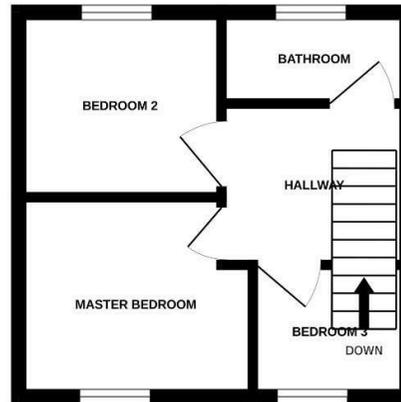
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GROUND FLOOR



1ST FLOOR



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