



O'MALLEY

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33 Scholars Road
Alloa, FK10 2FA

omalleyproperty.com
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Description

O'Malley Property are proud to present to the market this spacious four bedroom detached family home situated within the sought after Scholars Road development in Alloa.

Upon entering, you are welcomed into a bright entrance hall providing access to the main living accommodation. The generous lounge offers an excellent space for relaxing and entertaining, with large windows allowing an abundance of natural light to flow throughout the room.

To the rear of the property, the spacious kitchen/diner forms the heart of the home, offering ample worktop and storage space along with room for family dining. French doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living. A practical utility room is located off the kitchen, while a convenient ground floor W/C adds further functionality. The integral garage can be accessed from the property and offers excellent storage or additional parking options.

On the upper level, the master bedroom benefits from a private en-suite shower room and fitted wardrobe space. Three further well proportioned bedrooms provide flexible accommodation for families, guests or those working from home. Completing the accommodation is a contemporary family bathroom and additional storage located off the landing

Externally, the property enjoys a private driveway leading to the integral garage, providing ample off street parking. The beautifully maintained rear garden offers a fantastic outdoor space, ideal for families, entertaining guests or simply enjoying the warmer months in a peaceful setting.



“Spacious Property”

Location

Scholars Road is situated within a modern and highly regarded residential development in Alloa, offering an excellent location for families and professionals alike. The area benefits from close proximity to a range of local amenities including supermarkets, schools, healthcare facilities and leisure amenities. Alloa town centre is just a short distance away, providing a wider selection of shops, cafés and restaurants. For commuters, the property enjoys convenient access to major road networks and Alloa Railway Station, with regular services to Stirling and Glasgow. The development also benefits from nearby parks, walking routes and open green spaces, making Scholars Road a desirable and well connected place to call home.

Lounge

17'0" x 13'0"

Kitchen

16'4" x 10'2"

Utility

6'2" x 6'0"

W/C

6'0" x 3'9"

Master bedroom

15'2" x 12'9"

En-suite

6'6" x 4'1"

Bedroom 2

13'7" x 9'7"

Bedroom 3

11'7" x 9'7"

Bedroom 4

12'8" x 8'2"

Bathroom

6'11" x 5'7"

Home report

The home report is available upon request. Contact our team.

Fixtures & fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

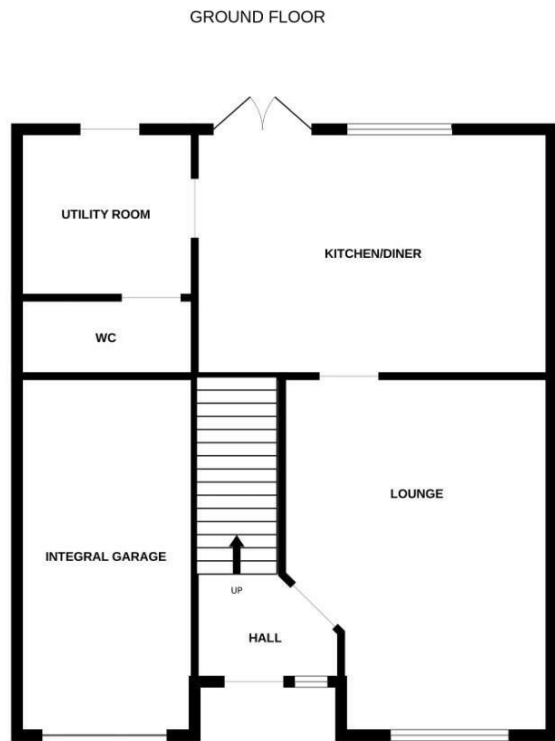
Misdescriptions Act

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.



Offers Over £319,995

Viewing 9am - 9pm 7 days a week



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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