



 O'MALLEY

42 Berryfield Crescent
Alva, FK12 5FB

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Description

O'Malley Property are delighted to present to the market this beautifully presented four bedroom detached family home located within the popular residential area of Berryfield Crescent in Alva.

Offering spacious and modern accommodation throughout, along with a private driveway and generous rear garden, this fantastic property is perfectly suited to modern family living.

Upon entering, you are welcomed into a bright entrance hallway with staircase leading to the upper level. The spacious lounge is tastefully decorated and filled with natural light, providing a warm and inviting setting ideal for both everyday living and entertaining guests. French doors lead through to the impressive open plan kitchen/diner, creating an excellent flow throughout the ground floor.

On the upper level, there are four well proportioned bedrooms. The impressive master bedroom benefits from a modern en suite shower room and excellent floor space. Bedroom two is a generous double room, while bedrooms three and four offer flexibility for family living, guest accommodation or home working. Bedrooms two, three and four all benefit from built in storage. Completing the upper level is the contemporary family bathroom, finished to a modern standard.



Externally, the property enjoys a private driveway to the front providing convenient off street parking. The rear garden is a fantastic size, offering an excellent outdoor space for relaxing, entertaining and family use, while being beautifully maintained and enjoying a high degree of privacy.

“Spacious Property”

Location

Berryfield Crescent is situated within a popular residential area of Alva, offering a peaceful setting while remaining close to a wide range of local amenities. The town centre is within easy reach and provides a selection of shops, cafés, supermarkets and everyday conveniences. Alva is well known for its picturesque surroundings at the foot of the Ochil Hills, with excellent nearby walking and outdoor leisure opportunities. Schooling is available locally at both primary and secondary level, making the area particularly appealing to families. The location also benefits from strong transport links to Alloa, Stirling and the wider Central Belt, making Berryfield Crescent ideal for commuters seeking a balance between convenience and scenic surroundings.

Lounge

14'1" x 10'9"

Kitchen/ Diner

23'7" x 11'0"

Utility Room

6'10" x 4'11"

W/C

4'11" x 4'11"

Master Bedroom

11'11" x 10'11"

En-suite

5'6" x 5'6"

Bedroom 2

12'0" x 8'8"

Bedroom 3

9'10" x 7'3"

Bedroom 4

8'10" x 8'5"

Bathroom

6'10" x 6'6"

Home Report

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

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale. (ask agent for further details)

Misdescriptions Act

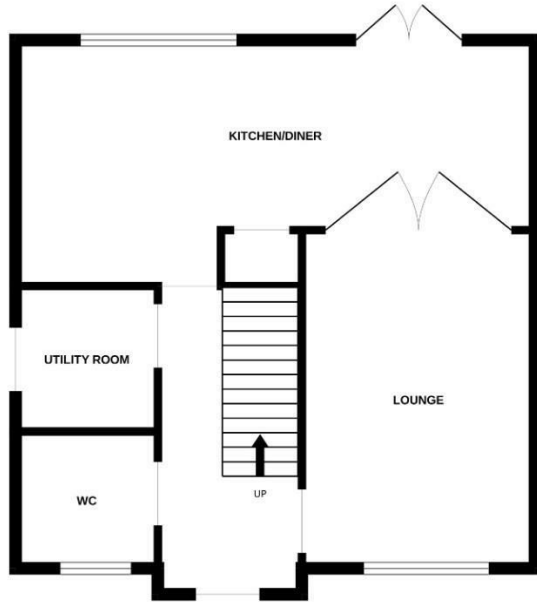
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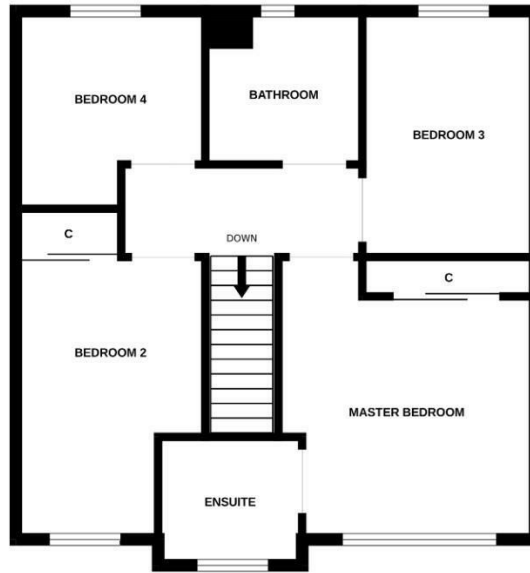
Offers Over £284,995

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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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