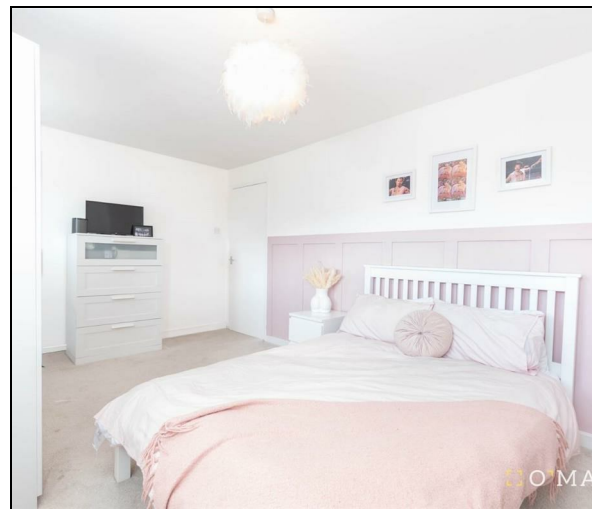
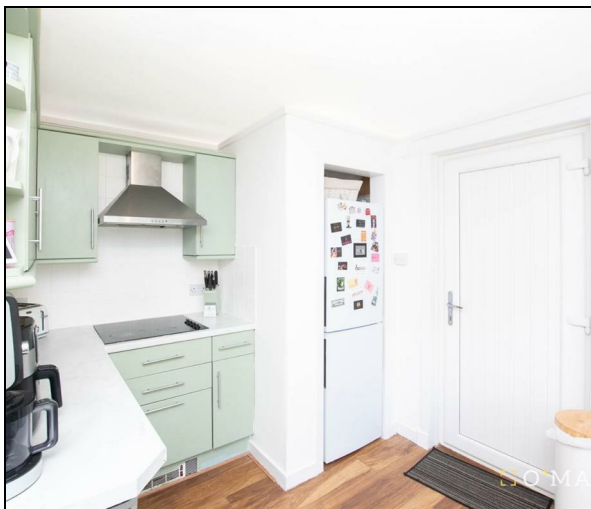




 O'MALLEY

49 St. Serfs Road  
Alloa, FK10 2RD

[omalleyproperty.com](http://omalleyproperty.com)  
01259212337



## Description

O'Malley's are pleased to present to the market this well presented end terrace two-bed house at 49 St. Serfs Road, Tullibody.

This property is perfect for first-time buyers, young families or those looking to down-size. Along with a spacious garden at the rear of the house the property offers a private driveway for off road parking.

Moving into the house you are welcomed with a well lit reception which benefits with a cupboard for storage to the right. Through the door on the right you enter a bright and welcoming lounge with the dining area to the back of the house. Into the Left you have a well laid out kitchen with fantastic storage around the room.

Up stairs has two spacious bedrooms, the Master bedroom being on the right with south facing windows offers plenty of sunlight through the day. With two built in cupboards offering storage space at either end of the bedroom. The second bedroom has a cupboard in the corner as well for storage and a north facing window out into the spacious garden. The bathroom is up the stairs and well equipped with a bath and wall mounted shower.

Access out the back to the garden is gained down the side of the house, through a side door in the kitchen or though the Patio doors at the back of the lounge. The garden is large and spacious and will benefit from the sunlight at the back of the garden all day. The private drive is located at the front of the house with the cars parking to the side of the building.

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**“Spacious Property”**

### Location (Paragraph)

49 St Serfs Road enjoys a sought-after residential setting in the popular town of Tullibody, with local shops, schools, parks and everyday amenities all within easy reach. The nearby town of Alloa provides a wider range of retail, leisure and dining facilities.

The property is well placed for commuters, with excellent road links to Stirling, Falkirk, Edinburgh and Glasgow, while Alloa railway station offers regular rail services. The beautiful Ochil Hills and Gartmorn Dam Country Park are also close by, providing excellent opportunities for walking, cycling and outdoor pursuits.

### Lounge

19'7" x 11'3"

### Kitchen

11'9" x 9'8"

### Master Bedroom

16'9" x 9'4"

### Second Bedroom

13'1" x 9'6"

### Bathroom

6'5" x 5'10"

### Home Report (Paragraph)

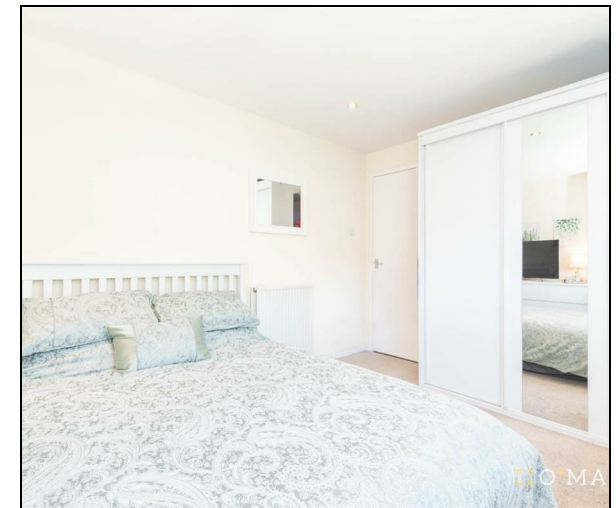
The home report is available upon request. Contact our team today.

### Fixtures & Fittings (Paragraph)

All fitted carpets, floor coverings and integrated appliances are included with the sale.

### Misdescriptions Act (Paragraph)

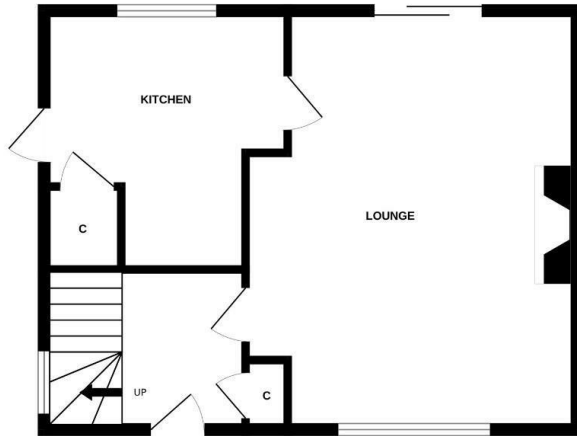
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



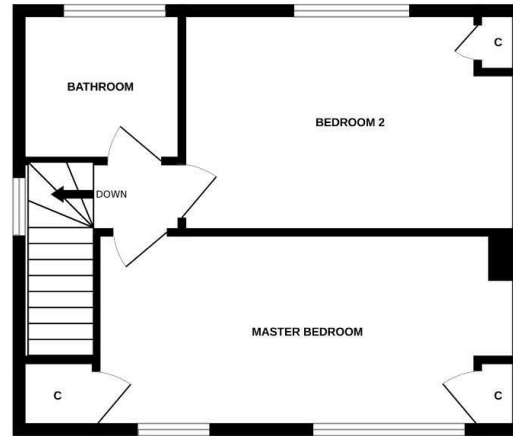
**Offers Over £139,995**

**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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