

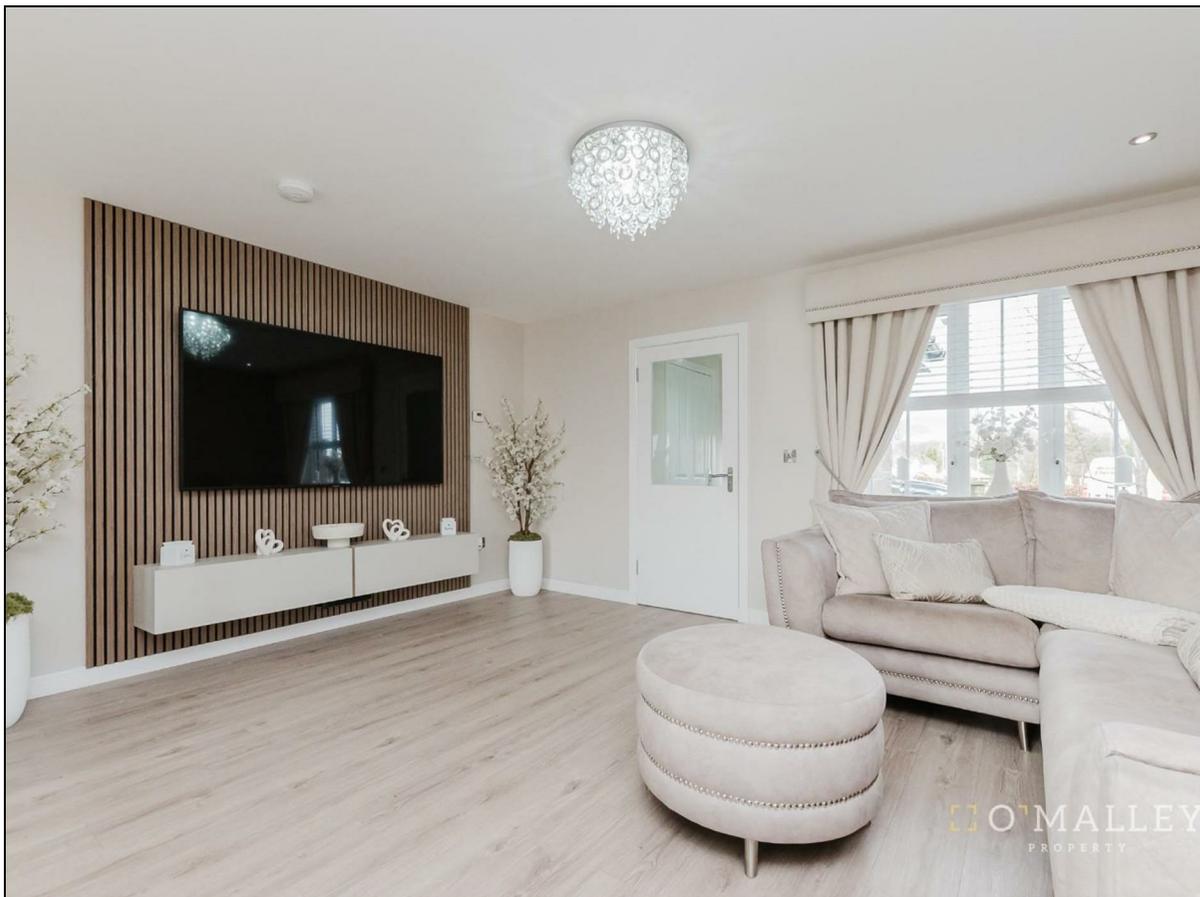


O'MALLEY
PROPERTY

O'MALLEY

13 Buchan Park
Alloa, FK10 2AE

omalleyproperty.com
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Description

O'Malley Property are delighted to present this modern three bedroom detached home, ideally located within the highly desirable Buchan Park.

Downstairs, the property is entered via a welcoming vestibule, finished in a clean and modern style, with access to a convenient ground floor W/C. From here, you are led into the bright and spacious living room, a beautifully presented space that benefits from French doors opening directly to the rear, enhancing the sense of light and flow. Accessed from the living room, the modern kitchen is finished to a high standard and fitted with an extensive range of sleek wall and base units, providing excellent storage and workspace. The kitchen also benefits from useful under stair storage and a rear door giving access to the garden. The converted garage adds further versatility, offering a generous additional living space that is finished to the same modern standard and ideal for a home office, family room or playroom.

Upstairs, the property continues to impress with three spacious double bedrooms, all presented in immaculate condition and benefiting from built in storage. The principal bedroom enjoys a modern en suite shower room, finished with contemporary fittings. Completing the upper level is the stylish main bathroom, fitted with a modern suite including a shower, wash hand basin and W/C, further reinforcing the property's move in ready appeal.



Externally, the home offers a well designed and low maintenance rear garden, finished with decking and artificial grass, creating a private and modern outdoor space ideal for relaxing or entertaining. A standout feature is the garden room, which provides an additional high quality space suitable for a variety of uses. To the front, the property benefits from a private driveway offering convenient off street parking. Overall, this property combines modern design, excellent condition and a desirable location, making it an great opportunity for buyers seeking a home ready to move into.

“Spacious Property”

Location

Buchan Park is a much admired residential area within Alloa, known for its quiet setting and family friendly atmosphere. The location benefits from close proximity to local amenities, well regarded schools and leisure facilities, while Alloa town centre and railway station are easily accessible for shopping and commuting. With good transport links and nearby green spaces, Buchan Park offers a convenient yet peaceful place to live

Lounge

22'5" x 15'2"

Kitchen

12'0" x 10'8"

W/C

7'4" x 2'9"

Master Bedroom

12'3" x 12'0"

En-Suite

6'10" x 4'3"

Bedroom 2

12'4" x 7'10"

Bedroom 3

8'10" x 7'10"

Shower Room

6'10" x 5'11"

Garage Conversion

16'3" x 7'10"

Home report

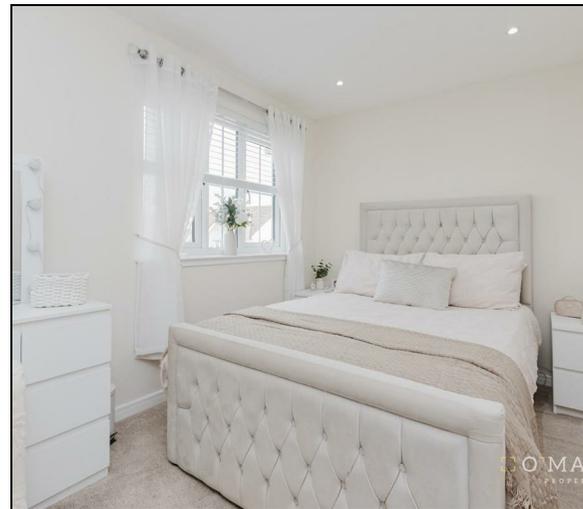
The home report is available upon request. Contact our team today.

Fixtures & fittings

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

Property Misdescriptions Act 1991.

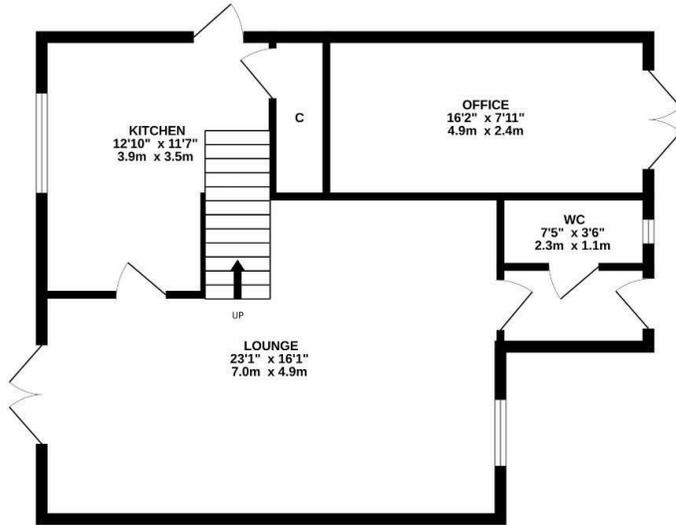
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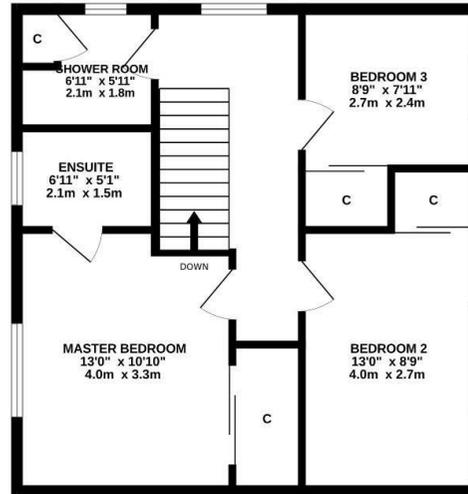
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GROUND FLOOR



1ST FLOOR



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