



 O'MALLEY

**55 Westview Crescent**  
Alloa, FK10 2TN

**omalleyproperty.com**  
**01259212337**



## Description

O'Malley Property are delighted to present 55 Westview Crescent, a well presented two bedroom semi detached home located within a popular residential area of Tullibody,

Upon entering the property, you are welcomed into a hallway which provides access to the main living accommodation, along with a staircase leading to the upper level. The lounge is bright and spacious, featuring an electric fireplace which creates a focal point within the room and adds a cosy feel. From the lounge, access is gained to the kitchen, which is modern in style and offers a generous range of units along with ample worktop space, making it ideal for everyday use. The kitchen also provides direct access to the rear garden, enhancing the practicality of the layout,

The upper level comprises two well proportioned double bedrooms. The master bedroom is particularly spacious and benefits from two storage cupboards, while bedroom two also offers a comfortable double layout and includes built in storage. Completing the accommodation is a contemporary shower room, fitted with a modern suite including a shower, wash hand basin and W/C.



Externally, the property benefits from a private driveway to the front, providing convenient off street parking. To the rear, there is a generously sized garden which has been designed for low maintenance, offering an ideal outdoor space to relax or entertain. This property is presented in walk in condition and offers a fantastic opportunity to acquire a modern home within a convenient and well established location.

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**“Spacious Property”**

## Location

Westview Crescent is located within a popular residential area of Tullibody, offering a convenient setting for a range of buyers. The area benefits from close proximity to local amenities including shops, supermarkets, schools and leisure facilities, while nearby Alloa and Stirling provide a wider selection of retail, dining and transport options. Tullibody is well placed for commuting, with excellent road links to the central belt and beyond. With a strong community feel and easy access to everyday essentials, Westview Crescent is an ideal location for modern living.

## Lounge

15'2" x 13'6"

## Kitchen

11'6" x 7'3"

## Dining area

8'9" x 6'2"

## Master bedroom

13'6" x 9'4"

## Bedroom 2

12'11" x 8'4"

## Bathroom

9'4" x 8'7"

## Home report

The home report is available upon request.

## Fixtures & fittings

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

## Misdescriptions Act

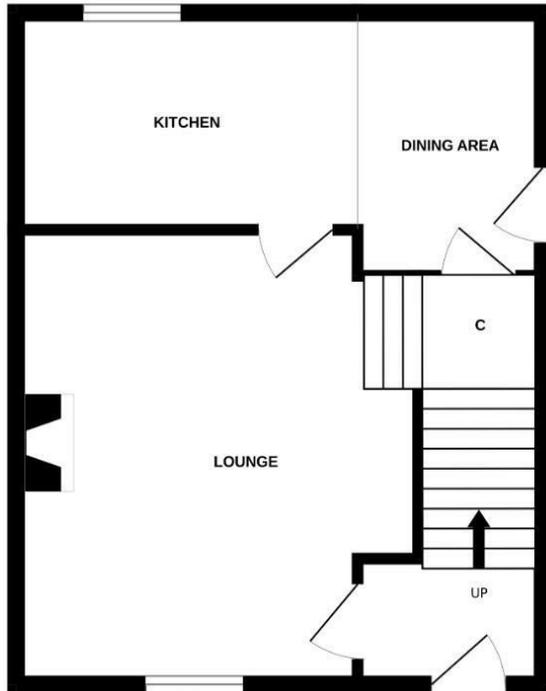
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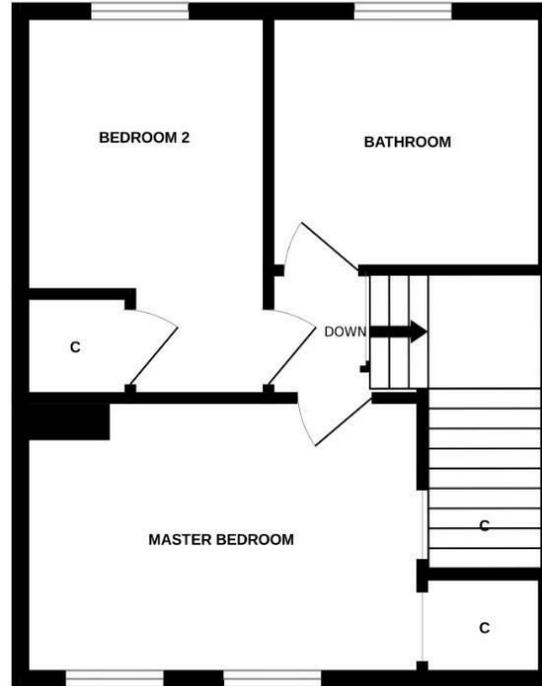
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GROUND FLOOR



1ST FLOOR



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