







## Description

O'Malley Property are delighted to present to the market this lovely ground floor flat located within a quiet residential development in Alloa.

This property would be ideal for first time buyers, investors or even people requiring a property all on one level.

Upon entering the property through the vestibule, you are presented with a bright and spacious lounge. From here you have access to the kitchen. The kitchen is fitted with a range of floor and wall mounted units with complimentary work surfaces as well as ample space for free standing appliances and a small dining table. There is then the hallway which leads to the rest of the rooms within the property.

There are two double bedrooms, both of which benefit from built-in wardrobes. Completing the property is the family bathroom comprising; three piece suite with shower over the bath. There is also two good sized storage cupboards in the hallway. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally, there is a communal rear garden and resident car parking area.

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**“Spacious Property”**

## Location

Alloa is the county town of Clackmannanshire, with the property enjoying a town centre location, with the train station a 5 minute walk, providing excellent rail links to Stirling, Glasgow and Edinburgh. Also within walking distance of the property you will also find supermarkets and a varied selection of independent retailers and high street brands, as well as pubs and restaurants. Alloa offers excellent road links throughout central Scotland and beyond via the Clackmannanshire Bridge, which lies 2 miles to the East.

## Lounge

15'6" x 11'5"

## Kitchen

9'4" x 8'10"

## Bedroom 1

10'1" x 9'6"

## Bedroom 2

12'5" x 8'8"

## Bathroom

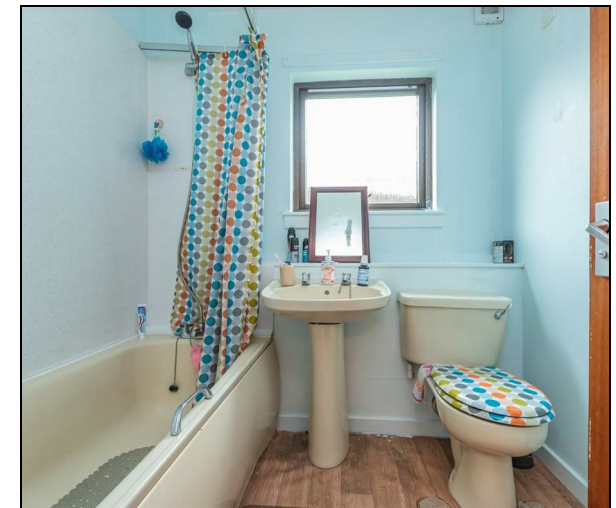
6'6" x 6'4"

## Viewing Arrangements

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7days a week. Please do not hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

## Home Report

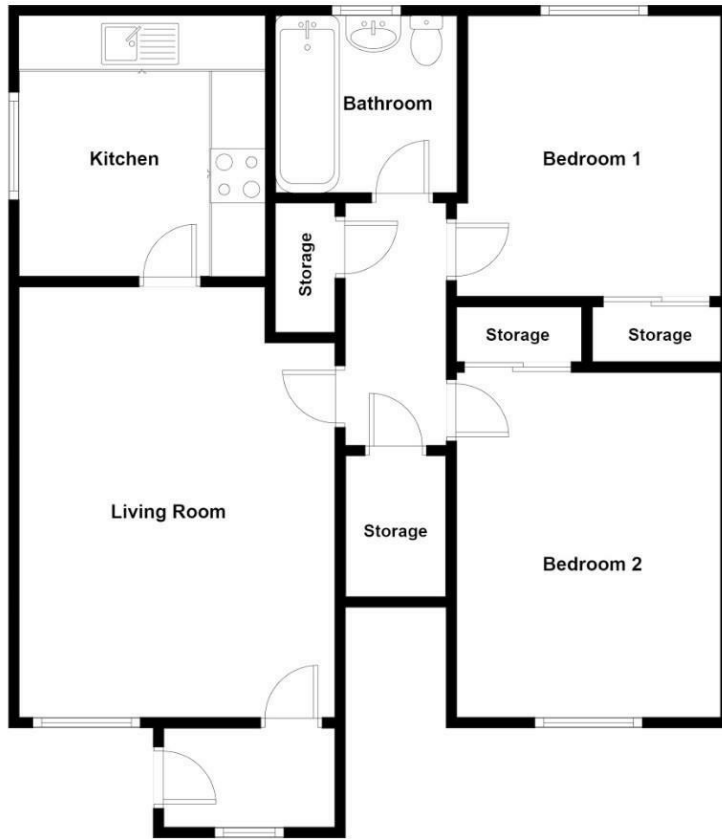
The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.



**Offers Over £69,995**

**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.



Property Misdescriptions Act 1991.  
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.