



O'MALLEY
PROPERTY

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14 Talorcan
Alloa, FK10 1RE

omalleyproperty.com
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Description

O'Malley Property are delighted to present to the market 14 Talorcan, Alloa, a well proportioned three bedroom terraced home.

Upon entering the property, you are welcomed by a practical vestibule which leads into the bright and spacious lounge. This inviting living area provides ample space for both relaxation and everyday family living, while also offering access to the upper level via a staircase and through to the kitchen/diner. The kitchen/diner is generously sized and forms the heart of the home, providing excellent space for cooking, dining and entertaining. Patio doors allow natural light to flood the room and offer direct access to the rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor W/C completes the accommodation on this level.

On the upper floor, the property offers three bedrooms. The principal bedroom is a comfortable double room and benefits from built in storage. Bedroom two is also well proportioned and features built in storage, while bedroom three provides a versatile space ideal as a child's bedroom, guest room or home office. Completing the accommodation is the family bathroom, fitted with a three piece suite.

Externally, the property enjoys a private rear garden designed for low maintenance living, offering an ideal space for outdoor dining, entertaining or simply relaxing. The property further benefits from an allocated parking space, providing convenient off street parking.

This attractive home is ideally suited to first time buyers, young families and downsizers seeking a well maintained property in a popular residential location.



“Spacious Property”

Location

Talorcan is a popular residential area within Alloa, offering a peaceful setting while remaining close to a wide range of local amenities. Residents benefit from easy access to supermarkets, schools, leisure facilities and excellent transport links, making it an ideal location for families, professionals and commuters alike. The area is well positioned for access to nearby road and rail networks, providing convenient connections to Stirling, Falkirk, Edinburgh and Glasgow. Surrounded by attractive green spaces and scenic walking routes, Talorcan combines everyday convenience with a relaxed community atmosphere.

Lounge

15'5" x 12'9"

Kitchen/ Diner

16'2" x 8'11"

W/C

5'1" x 4'9"

Master Bedroom

14'2" x 9'0"

Bedroom 2

12'2" x 7'1"

Bedroom 3

9'0" x 8'7"

Bathroom

6'9" x 5'4"

Home Report

The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale, along with the fridge, washing machine and dishwasher.

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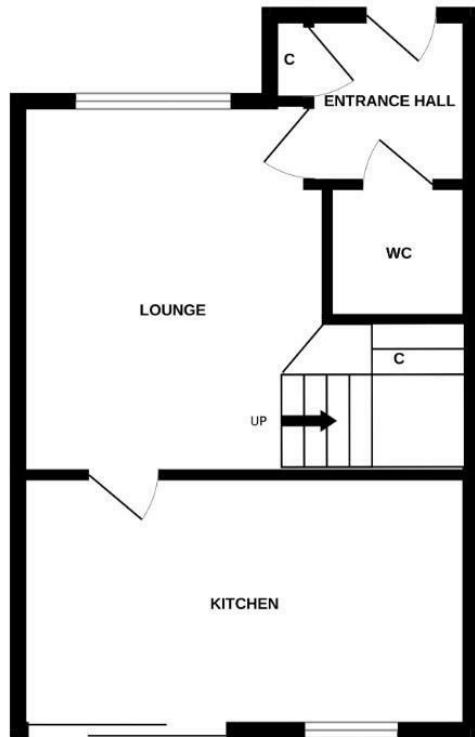
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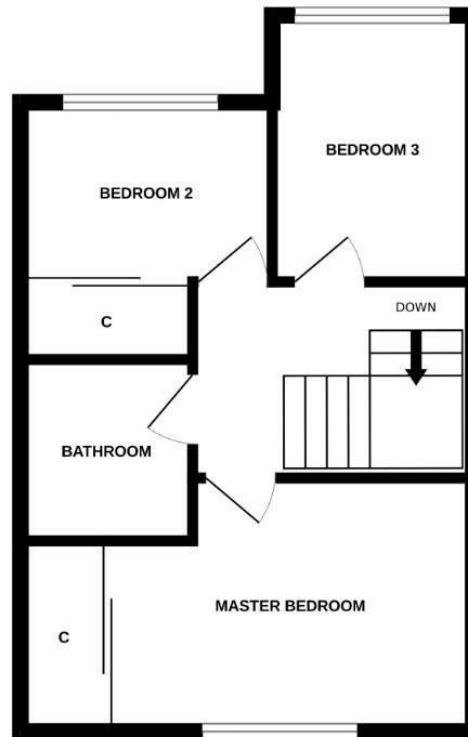
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GROUND FLOOR



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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