



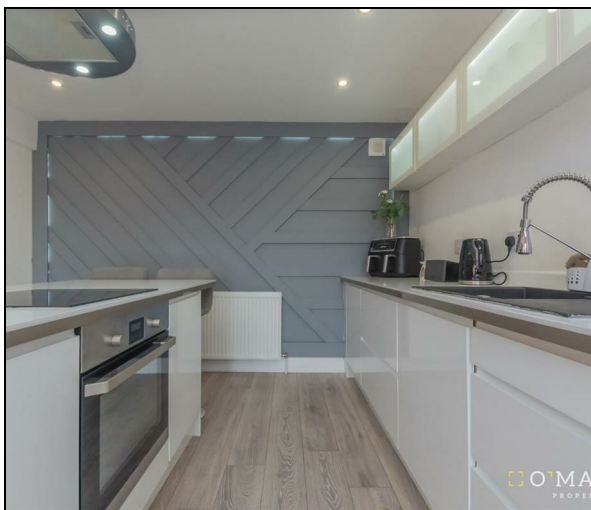
 O'MALLEY

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**55 Erskine Street**  
Alva, FK12 5LU

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





## Description

**\*\*CLOSING DATE ON TUESDAY 30TH APRIL AT 12 NOON \*\***

Welcome to this enchanting three-bedroom, detached bungalow located on the tranquil Erskine Street in Alva. This property is perfectly suited for families or those seeking a peaceful retreat in a friendly neighborhood.

As you enter, you'll discover an open-plan lounge and kitchen area, bathed in natural light from expansive windows, offering a spacious and welcoming environment. The kitchen is equipped with modern appliances and plentiful cabinet space, while the lounge area provides a perfect setting for relaxation and family gatherings. Adjacent to the kitchen, you will find a separate utility space, enhancing the functionality of the home by keeping laundry and storage discreetly tucked away.

The bungalow features three well-proportioned bedrooms, each designed to provide comfort and convenience. The master bedroom benefits from an en-suite bathroom, adding an element of privacy and luxury. The other two bedrooms can serve multiple purposes, from kids' rooms to guest accommodations or even a dedicated home office, and are supported by a well-appointed family bathroom.

Outside, the property boasts a beautifully landscaped garden that serves as a private oasis for outdoor leisure and entertaining. The garden includes a patio area ideal for dining outdoors and offers ample space for play and relaxation. The front of the bungalow provides a private driveway either side of the home.

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**“Spacious Property”**

## Location

Located in a sought-after part of Alva, the home is conveniently close to local shops, schools, and parks, ensuring all essentials are within easy reach. This delightful bungalow blends functionality with style, making it a perfect sanctuary to call home.

## Living Room

16'5" x 8'9"

## Kitchen

16'5" x 11'3"

## Utility

15'3" x 6'11"

## Bedroom 1

10'9" x 10'5"

## En-Suite

6'5" x 4'4"

## Bedroom 2

10'7" x 8'7"

## Bedroom 3

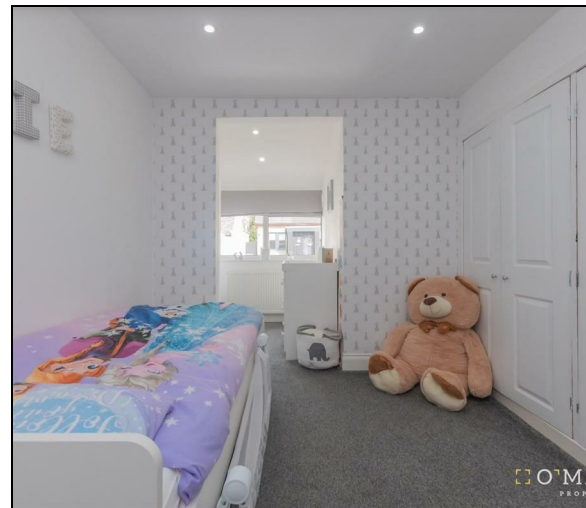
12'8" x 7'10"

## Bathroom

8'6" x 8'3"

## Home Report

The home report is available upon request.

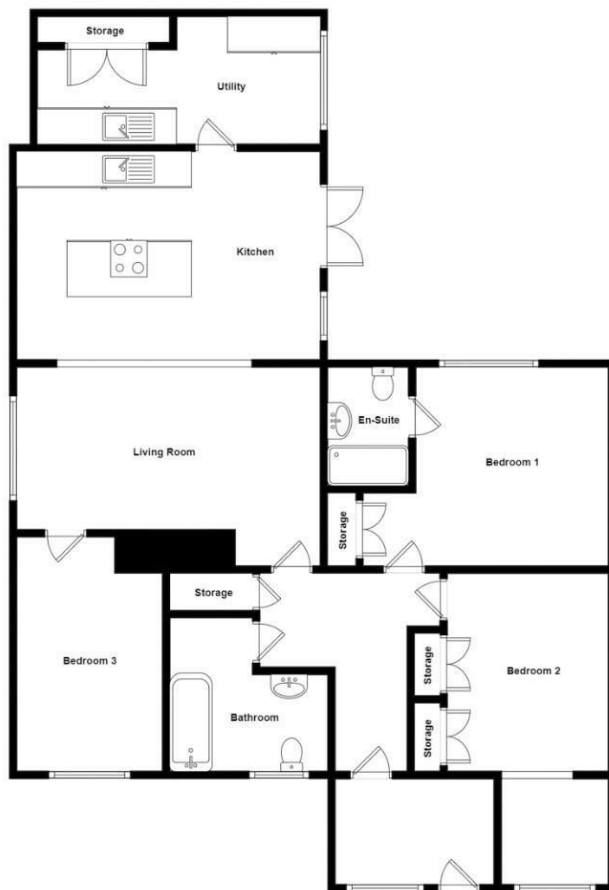


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

