



 **O'MALLEY**

12 Dunlin Drive
Alloa, FK10 1SH

omalleyproperty.com
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Description

Welcome to this beautifully designed four-bedroom detached house, perfectly positioned at the end of a tranquil row of just three homes on Dunlin Drive in Alloa. This exceptional property boasts privacy and peaceful living with no passing traffic or pedestrians to disturb the serenity of your new home.

Upon arrival, you are greeted by a delightful facade framed by mature trees, ensuring privacy and seclusion. The house features tasteful soffit lighting to both the front and rear, enhancing the property's appeal and providing a welcoming glow during the evenings.

Inside, the residence offers a spacious and comfortable living environment, characterized by modern amenities and eco-friendly features. Notably, the house is equipped with solar panels, making it a low-energy home that benefits from reduced utility costs and a smaller carbon footprint. The utility room has been thoughtfully upgraded with a new sink, adding practicality and style.

The heart of the home opens up to a south-facing garden, which is a sun-soaked space perfect for relaxation or entertaining guests. The garden is well-equipped for all seasons, featuring both hot and cold taps and an outside double socket on the driveway, ideal for outdoor projects or leisure activities.



“Spacious Property”

Location

Located in a sought-after area of Alloa, 12 Dunlin Drive is conveniently close to local amenities, schools, and public transport links, making it an ideal home for those seeking a blend of quiet residential living and easy access to urban conveniences.

This property, with its modern finishes and thoughtful layout, is truly a place to call home. Whether you're a growing family or simply seeking a spacious and comfortable living environment, 12 Dunlin Drive offers everything you could desire and more.

Living Room

11'11" x 17'5"

Kitchen

11'11" x 13'5"

Dining Room

9'6" x 13'5"

Utility

5'10" x 6'5"

Sitting Room/Playroom

11'11" x 10'9"

Bedroom 1

12'0" x 15'2"

En-Suite

6'8" x 5'11"

Bedroom 2

10'0" x 10'4"

Bedroom 3

9'6" x 11'0"

Bedroom 4

9'6" x 10'4"

Bathroom

8'7" x 6'8"

Home Report

<https://app.onesurvey.org/Pdf/HomeReport?q=POS2oUSj79lztGwr76Fa4Q%3d%3d>

Additional Notes

The loft has been partially floored and is accessible via a pull-down Ramsey ladder, providing ample storage solutions and potential for further development.

Additional highlights include a six-year remaining term on the premier guarantee, offering peace of mind in your investment.



Offers Over £299,995

Viewing 9am - 9pm 7 days a week

