



O'MALLEY

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5 Carnaughton Place
Alva, FK12 5BY

omalleyproperty.com
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Description

Welcome to the market! This charming two-bedroom mid-terrace home in Carnaughton Place, Alva, is perfect for a variety of buyers, from downsizers to first-time homeowners. Nestled beneath the Ochil Hills, it features a private driveway.

The lounge, decorated in neutral grey tones, serves as the heart of the home. Its generous dimensions comfortably accommodate freestanding furniture, making it ideal for relaxing or socializing. The newly fitted kitchen boasts a stylish white design with numerous base and wall units, optimizing all available space. Additionally, there is room for dining furniture or a breakfast bar.

Upstairs, there are two double bedrooms, both featuring built-in storage and customizable to your needs. Completing the property is the family bathroom, which includes a WC, washbasin, and a walk-in shower cubicle for utmost convenience.

Externally, the property features a private driveway at the front, providing secure off-road parking. At the rear, a secluded garden awaits, primarily laid with patio slabs, and includes the added benefit of a sunroom.



“Spacious Property”

Location

Carnaughton Place in Alva is a charming residential area at the foot of the Ochil Hills. It offers local shops, amenities, schools, and convenient routes to nearby towns and cities, perfect for a vibrant, community-oriented lifestyle.

Living Room

14'7" x 12'4"

Kitchen

16'0" x 7'0"

Bedroom 1

15'7" x 11'0"

Bedroom 2

11'7" x 10'11"

Bathroom

7'1" x 5'6"

Home Report

Home report is available upon request

Fixtures & Fittings

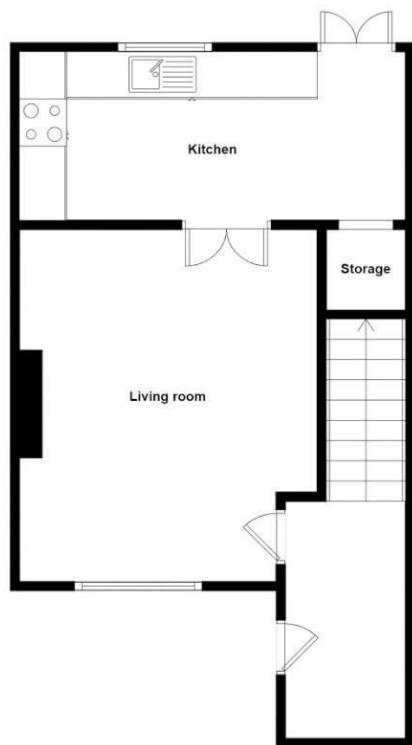
All carpets, floor coverings, light fittings and integrated appliances are included with the sale.



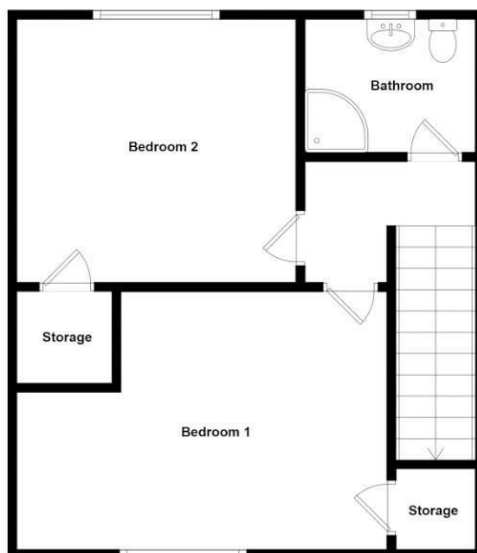
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Ground Floor



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.

