



 **O'MALLEY**

**40 Dickies Wells**  
Alva, FK12 5JB

 **O'MALLEY**

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



## Description

Introducing this well presented, two bedroom, semi-detached house located within the popular cul-de-sac of Dickies Wells, Alva.

This home is ideal for first time buyers, downsizers or investors.

Upon entering, you are welcomed with an open plan lounge/kitchen. Decorated in neutral tones throughout, this space offers ample space for free standing furniture, including a dining table and chairs. The modern kitchen is equipped with stylish wall and base mounted units, complementary worktops and is enhanced with patio doors providing access to the private rear garden.

On the upper level, there are two well proportioned bedrooms, both of which contain built-in storage. Completing the home is the bathroom, featuring a modern three piece suite including: a W.C, wash hand basin and bath with overhead shower combination.

Externally, both the front and rear garden are low maintenance throughout. The large rear garden completes with a generous sized decking area, ideal for enjoying the fantastic view of the Ochil Hills.



---

**“Spacious Property”**

## Location

Dickies Wells, Alva lies at the foot of the Ochil Hills and is within walking distance to the nearby high street. The property is also situated to nearby bus routes.

## Living Room

13'5" x 12'4"

## Kitchen

12'4" x 8'6"

## Bedroom 1

9'6" x 9'2"

## Bedroom 2

10'5" x 6'5"

## Bathroom

## Home Report

The home report is available upon request.

## Fixtures & Fittings

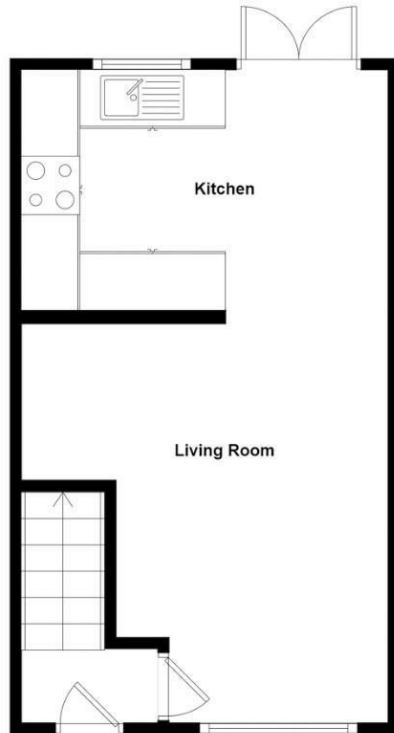
All carpets, floor coverings, light fittings and integrated appliances are included with the sale.



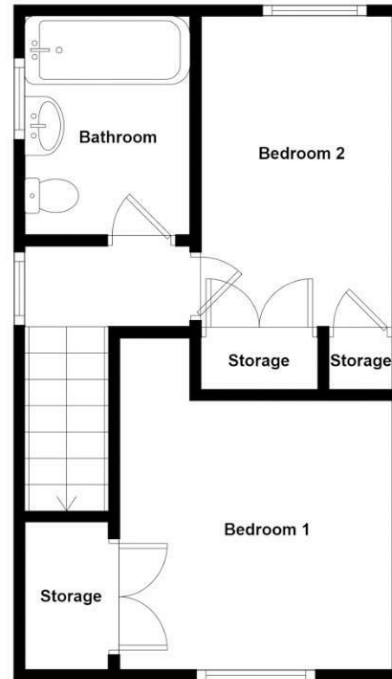
**Offers Over £149,995**

**Viewing 9am - 9pm 7 days a week**

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.



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.