





## Description

O'Malley Property are delighted to bring to the market this stunning four-bedroom detached villa in the sought after area of Claremont, Meadow Bank is a true gem waiting to be discovered. As you step into this delightful property, you are greeted by a welcoming hallway that leads you to all the rooms on the lower level.

The lounge is a bright and airy space, offering ample room for your free-standing furniture. The large modern kitchen/diner is a delight, featuring mocha gloss units, integrated appliances, and sleek worktops, there is access to the rear garden through the patio doors. Adjacent to the kitchen is a spacious dining room, currently used as a games room, perfect for entertaining guests.

The lower level also boasts a convenient utility room with access to the fully enclosed rear garden, as well as a downstairs WC for added convenience. Moving to the first floor, you'll find a hallway with plenty of storage leading to the sleeping quarters. Four generously sized double bedrooms with built-in storage await, the master and second bedroom benefit from an en-suite shower room, the master bedroom also has a Juliette balcony.

The upper level is completed by a family bathroom featuring a luxurious 4-piece suite, ideal for unwinding after a long day. Step outside to the enclosed rear garden, where a purpose-built BBQ hut and a full-size hot tub await, perfect for outdoor gatherings. A retractable canopy offers shade on sunny days. To the front of the property, a driveway and integral garage provide ample parking space.

Don't miss the opportunity to make this exquisite property your own. Contact O'Malley Property today to register your interest and take the first step towards owning this dream home in Meadow Bank, Alloa.



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**“Spacious Property”**

## Location

### Lounge

17'0" x 10'6"

### Kitchen

17'10" x 12'5"

### Dining room

12'5" x 9'0"

### Master bedroom

14'7" x 11'1"

### Bedroom 2

12'11" x 8'4"

### Bedroom 3

12'5" x 8'8"

### Bedroom 4

11'1" x 8'11"

### Fixtures and Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale. The BBQ hut and hot tub are also included within the sale.

### Home Report

The home report is available upon request.

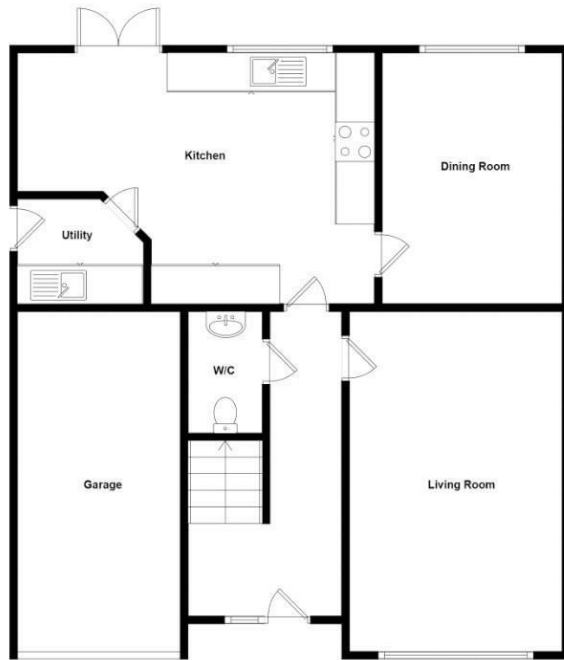


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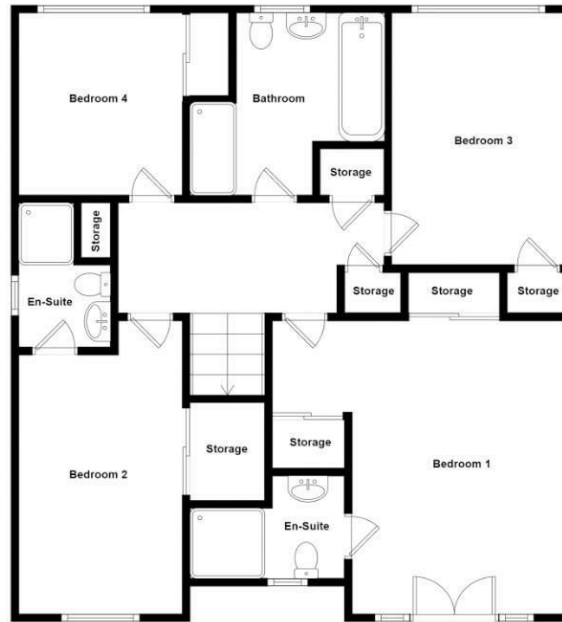
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Ground Floor



1st Floor



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