

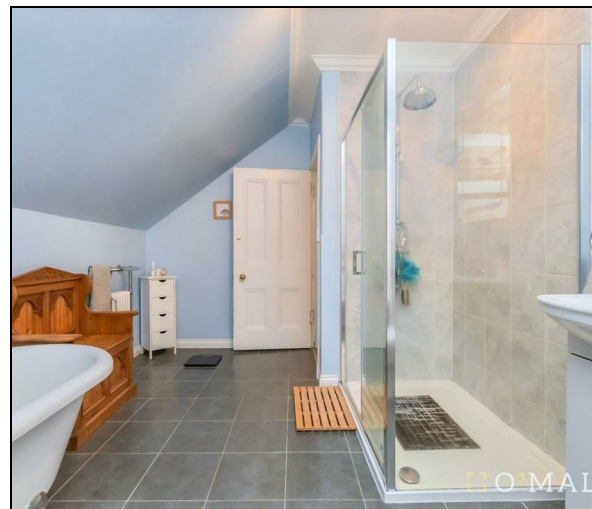


 O'MALLEY
PROPERTY

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24 Ludgate
Alloa, FK10 1DP

omalleyproperty.com
01259212337



Description

****CURRENTLY ADVERTISED £15,000 BELOW HOME REPORT VALUE****

O'Malley Property are delighted to introduce to the market this exceptional four-bedroom, detached house situated in the highly desirable Ludgate, Alloa.

This spacious and beautifully presented family home offers a perfect blend of modern living with charming features.

As you step inside, you are greeted by a welcoming entrance hallway that leads to three generously sized reception rooms, each offering flexibility for dining, entertaining, or simply relaxing with the family. The heart of the home is the stylish kitchen, boasting high-quality fittings and ample storage, complemented by a separate utility room for added convenience. Completing the lower level, you'll also find a W.C, providing added practicality for guests and everyday use.

Upstairs, the property features four well-proportioned bedrooms, all offering ample space and natural light. These rooms share a stylish and modern family bathroom, designed with both practicality and relaxation in mind.

Externally, there is on street parking available outside the property to the front. To the rear, the property enjoys a private, enclosed garden which comprises of a raised deck, a small grass area ideal for children or pets to play, and a garden shed providing additional storage space.

“Spacious Property”

Location

Located in the desirable Ludgate area, this home is within easy reach of Alloa's town centre, local schools, and excellent transport links, making it ideal for commuting to nearby cities.

Living Room

17'5" x 14'10"

Dining Room

15'3" x 14'2"

Sitting Room

12'11" x 12'8"

Kitchen

12'0" x 10'0"

Utility

12'10" x 11'0"

Bedroom 2

13'0" x 12'9"

Bedroom 1

13'1" x 11'10"

Bedroom 3

12'7" x 10'4"

Bedroom 4

11'5" x 9'0"

Bathroom

12'5" x 9'6"

W/C

6'3" x 5'6"

Home Report

The home report is available upon request.

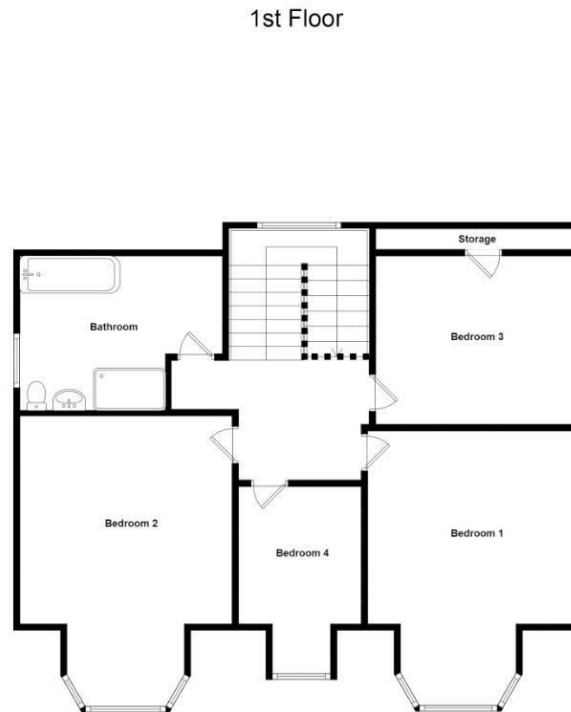
Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.



Offers Over £399,995

Viewing 9am - 9pm 7 days a week



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.