







## Description

O'Malley Property are proud to introduce this upper-floor, one-bedroom flat in Mar Street, Alloa, which offers a practical and cosy layout, ideal for individuals or couples.

The entrance leads directly into a spacious living room, providing ample room for relaxation and entertaining. To the right of the living room, there is a well-organised kitchen, complete with free standing appliances and countertop space, perfect for meal preparation.

Adjacent to the living room is a hallway that connects the bedroom and bathroom. The bathroom includes a shower cubicle, a toilet, and a sink, offering all essential amenities. The bedroom, located at the end of the hallway, is generous in size with room for a double bed and additional storage, making it a peaceful retreat.

Externally, there is on street parking available.



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**“Spacious Property”**

## Location

With its functional layout, convenient location, and ample natural light, this flat offers comfortable living in the heart of Alloa, with easy access to local shops, cafes, and public transportation options. Ideal for first-time buyers, professionals, or investors looking for a rental property.

## Living Room

11'6" x 10'11"

## Kitchen

12'1" x 4'2"

## Bedroom

9'6" x 9'5"

## Bathroom

6'6" x 6'5"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

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



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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.

