



 **O'MALLEY**

**108 Stirling Street**  
Alva, FK12 5EH

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



## Description

O'Malley Property are proud to present four-bedroom terraced home, located on Stirling Street in the picturesque village of Alva

Upon entering, you are greeted by a welcoming hallway that leads to a spacious and comfortable living room, ideal for family gatherings or relaxation. Adjacent to the living room is a bright and generously sized dining room, The kitchen, situated at the rear of the property, offers plenty of counter space and storage, including a handy pantry area. On the ground floor, you'll also find a well-proportioned bedroom, which could serve as a guest room, home office, or playroom, alongside a modern shower room for added convenience.

Upstairs, the first floor is home to three further bedrooms. The large sitting room offers flexibility and can be used as a fourth bedroom or an additional family room, giving you the option to adapt the space to your needs. The main bedroom is generously sized, filled with natural light, and offers plenty of space for storage. The third bedroom is a cozy and peaceful space, perfect for a child's room or study, while the family bathroom is fitted with a bathtub and sleek fixtures.



Outside, the property benefits from a private rear garden, predominantly laid to lawn, ideal for outdoor activities and relaxing with family. The garden is beautifully framed by the rolling Ochil Hills, providing a stunning natural backdrop.

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**“Spacious Property”**

## Location

Alva is a sought-after village known for its close proximity to Stirling and convenient transport links, while still maintaining a peaceful, community-driven atmosphere. It is surrounded by beautiful countryside, including scenic walks and trails leading into the Ochil Hills, making it an ideal location for those who appreciate outdoor living.

## Living Room

14'11" x 13'8"

## Dining Room

15'1" x 13'5"

## Sitting Room/Bedroom

26'0" x 14'10"

## Kitchen

14'11" x 11'7"

## Shower Room

6'3" x 4'3"

## Bedroom 1

15'3" x 14'11"

## Bedroom 2

15'1" x 12'2"

## Bedroom 3

10'6" x 8'3"

## Bathroom

11'3" x 10'8"

## 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.

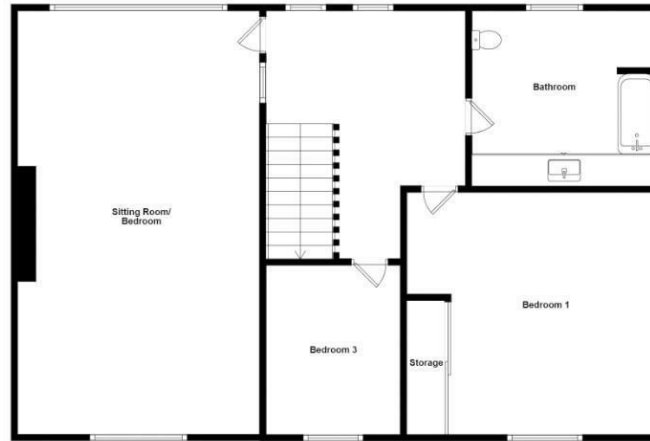


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Ground Floor

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.