



 O'MALLEY

27 Church Street  
Alloa, FK10 1DH

[omalleyproperty.com](https://omalleyproperty.com)  
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## Description

**\*\*NEW PRICE\*\***

O'Malley Property is delighted to present to the market this charming and spacious extended three-bedroom semi-detached home, ideally situated in the heart of Alloa.

Upon entering, the welcoming vestibule leads to a bright and spacious lounge, complete with a bay window that allows for an abundance of natural light to fill the room. Adjacent to the lounge is a convenient shower room and WC. The dining room, located centrally, is perfect for entertaining or family meals and leads directly into the well-appointed kitchen, offering ample workspace and access to the rear garden. An understairs storage cupboard is also accessible from this level.

The upper level is home to four well-proportioned bedrooms, including the impressive master bedroom, which benefits from a large bay window and a dedicated wardrobe area. A contemporary family bathroom serves this level, offering both style and comfort.

With an extended layout, this property maximizes both living and storage space. The neutral décor throughout creates a warm and inviting atmosphere, ready for you to make it your own.

The property enjoys a private rear garden, which is slatted throughout, offering low maintenance. On street parking is also available at the front of the property.




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**"Spacious Property"**

## Location

Church Street is ideally located in a popular area of Alloa. Many local amenities are nearby, including; retail, supermarkets, restaurants, leisure activities and many more. For those that wish to travel by way of business, Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only a short drive away for those that wish to travel by car.

## Lounge

16'5" x 14'0" (into bay)

## Dining Room

20'6" x 9'8"

## Kitchen

13'9" x 8'0"

## Shower Room

10'8" x 4'11"

## Master Bedroom

15'2" x 12'0" (into bay)

## Bedroom 2

14'6" x 9'9"

## Bedroom 3

10'2" x 8'10"

## Bedroom 4

8'7" x 8'0"

## Bathroom

7'9" x 4'10"

## Home Report

The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.

## Fixture & Fittings

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



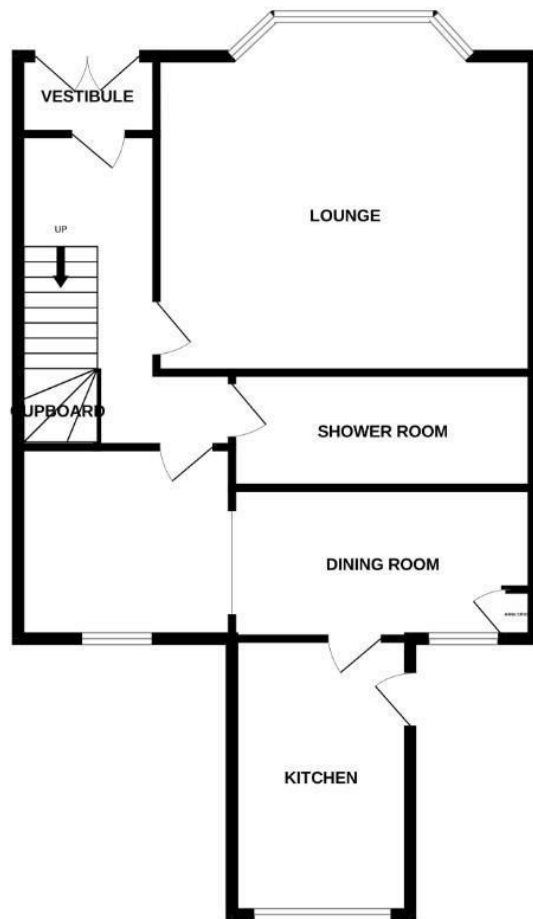
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**Offers Over £244,995**

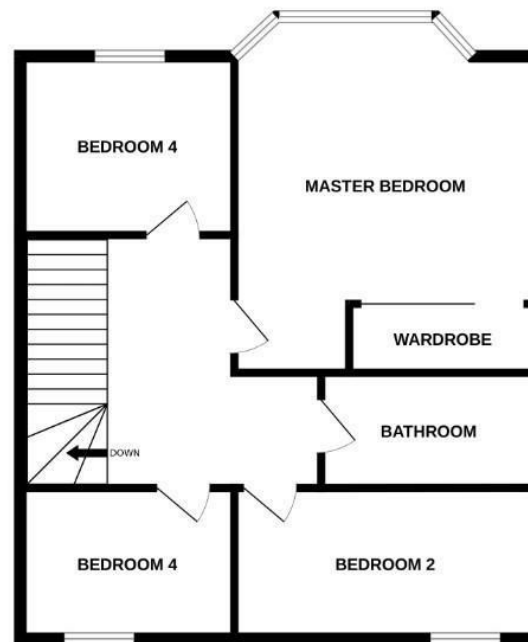
**Viewing 9am - 9pm 7 days a week**



GROUND FLOOR



1ST FLOOR



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Property Misdescriptions Act 1991.

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