









#### **Description**

O'Malley Property is delighted to bring to the market this threebedroom terraced home, perfectly positioned at the foot of the Ochil Hills. This property is an excellent opportunity for first-time buyers, families, and investors alike - early viewing is highly recommended.

Ideally located in Alva, this home offers the perfect balance of comfort and convenience, with easy access to local shops, schools, and public transport links.

Upon entering, you are welcomed into a bright and spacious hallway that leads seamlessly into the main living area. This inviting space is enhanced by a large front-facing window, allowing natural light to flood the room. Additionally, built-in storage adds practicality to the space.

To the rear of the property, the modern family kitchen offers a range of wall and base units, providing ample storage. The kitchen is further complemented by a breakfast bar and an integrated cooker, making it the perfect space for everyday dining and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, two of which feature built-in storage for added convenience. The accommodation is completed by a contemporary family bathroom, fitted with a bath, sink, and W.C, finished with sleek wet wall panelling.

Externally, the home boasts a secure rear garden with a patio area, perfect for outdoor entertaining or family time. Additionally, a communal car park nearby provides convenient extra parking.

# "Spacious Property"

#### Location

Alva, nestled at the foot of the stunning Ochil Hills in Clackmannanshire, offers a perfect blend of rural charm and modern convenience. The town boasts excellent local amenities, well-regarded schools, and easy access to scenic walking trails like Alva Glen. Just a short drive from Alloa and Stirling, Alva benefits from strong transport links, including regular bus services and nearby rail connections to Glasgow and Edinburgh.

## **Living Room**

15'9" x 13'6"

#### **Kitchen**

17'4" x 6'11"

#### **Bedroom 1**

12'5" x 10'2"

#### **Bedroom 2**

12'5" x 10'2"

#### Bedroom 3

10'0" x 7'11"

#### **Bathroom**

6'9" x 6'9"

#### **Home Report**

The home report is available upon request.

### **Fixtures & Fittings**

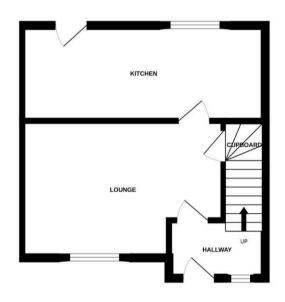
All carpets, floor coverings, blinds, light fittings, fireplace, and fitted wardrobes are included with the sale.

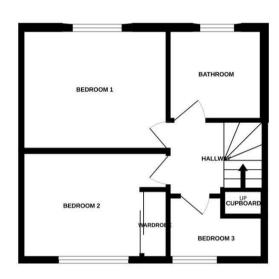






**GROUND FLOOR** 1ST FLOOR





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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 euuipment 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.







