



 **O'MALLEY**

11 Cragganmore
Alloa, FK10 2SY

omalleyproperty.com
01259212337



Description

O'Malley Property is delighted to present to the market this ground-floor flat in the sought-after location of Cragganmore, Tullibody.

Upon entering, you are welcomed into a bright porch that leads directly into the spacious living area, decorated in neutral tones and featuring a large front-facing window that fills the room with natural light.

To the rear, the modern kitchen is fitted with a range of wall and base-mounted units, offering ample storage and complemented by integrated appliances for added convenience.

Both bedrooms are well-proportioned doubles, each benefiting from built-in wardrobes. The contemporary bathroom is fitted with a sleek white suite, including a bath with an overhead shower, sink, and W.C.

Externally, the property boasts a large communal garden to the rear, complete with a shed for additional storage. The front garden belongs to number 11. An allocated parking space further enhances the convenience of this fantastic home.

Situated in a desirable residential area with excellent local amenities and transport links nearby, this property is ideal for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended



“Spacious Property”

Location

Cragganmore in Tullibody is a desirable residential area offering a peaceful setting with easy access to local shops, schools, and leisure facilities. Just a short drive from Alloa and Stirling, it benefits from excellent transport links, including rail connections to Glasgow and Edinburgh.

Lounge

14'11" x 11'1"

Kitchen

9'5" x 8'2"

Bedroom 1

12'2" x 8'6"

Bedroom 2

10'1" x 8'9"

Bathroom

6'7" x 5'6"

Home Report

The home report is available upon request.

Fixtures & Fittings

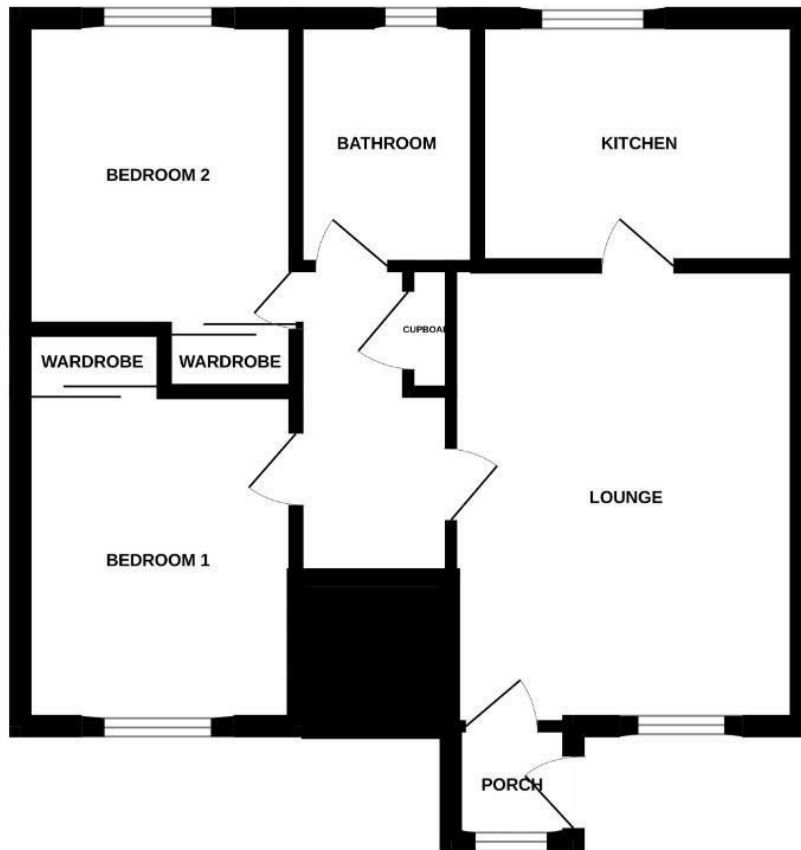
All carpets, floor coverings, blinds, light fittings, fireplace, and fitted wardrobes are included with the sale.



Offers Over £114,995

Viewing 9am - 9pm 7 days a week

GROUND 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.
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