



**O'MALLEY**

**21 Bevan Drive**  
Alva, FK12 5PD

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





## Description

**\*\*CLOSING DATE ON FRIDAY 21ST MARCH AT 12 NOON \*\***

O'Malley Property is delighted to present to the market this well-maintained two-bedroom, detached bungalow, located in the highly sought-after Bevan Drive in Alva.

Situated within a peaceful cul-de-sac, this property offers a wonderful opportunity for a variety of buyers.

Upon entering, you are welcomed into a bright and spacious hallway, providing access to all main areas of the home. The generous living room is bathed in natural light, thanks to its large front-facing windows. This well-proportioned space provides ample room for a variety of furniture layouts, making it perfect for both relaxing and entertaining.

The well-appointed kitchen is both stylish and functional, featuring modern cabinetry, ample storage, and complementary work surfaces. It offers plenty of space for a dining table and chairs, making it an ideal setting for family meals or social gatherings. Additionally, the kitchen benefits from space for free standing appliances and convenient access to the rear garden.

The property boasts two well-sized bedrooms, both offering comfort and versatility. The primary bedroom benefits from built-in wardrobes, providing excellent storage solutions, while the second bedroom is also generously sized and can be utilised as a guest room, home office, or additional living space to suit the needs of the new owners.

Completing the home is the modern shower room, which has been designed with contemporary fixtures, a walk-in shower, a sleek vanity unit, and tiling.

Externally, the property enjoys well-maintained outdoor spaces. The front garden is low-maintenance. There is ample on-street parking available, in addition to a private side driveway with space for multiple vehicles. The driveway leads directly to a detached garage.

One of the standout features of this home is the west-facing rear garden, which enjoys breathtaking views of the Ochil Hills. The garden is fully slabbed for ease of maintenance.




---

**“Spacious Property”**

## Location

Bevan Drive is located in the poplar town of Alva, directly south of the Ochil Hills and is ideally located with various amenities nearby including; leisure and community activities, retail, schooling and various other public services. The property also benefits from its nearby proximity to major road and rail networks providing links to Alloa, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

## Living Room

15'7" x 12'4"

## Kitchen

15'7" x 9'8"

## Bedroom 1

11'6" x 9'10"

## Bedroom 2

9'9" x 7'4"

## Bathroom

6'6" x 5'8"

## Fixtures & Fittings

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

## Home Report

The home report is available upon request.



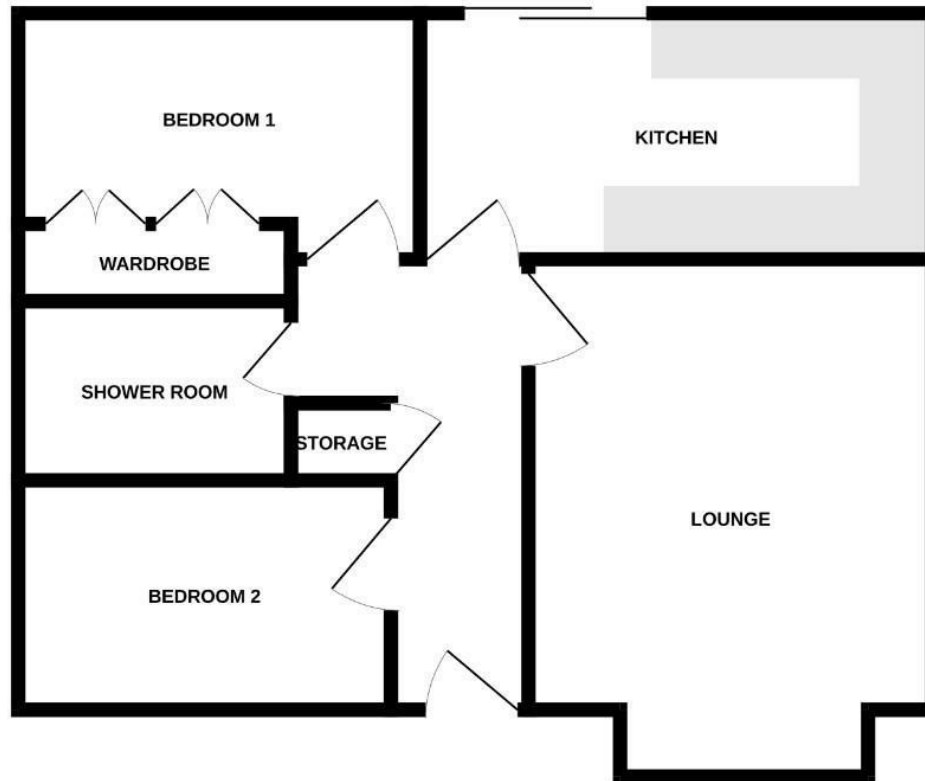
---

**Offers Over £199,995**

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



GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.7 sq.m.) approx.

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.  
Made with Metropix ©2025



Property Misdescriptions Act 1991.  
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 equipment 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.