







## Description

**\*\* CLOSING DATE AGREED FOR FRIDAY 18TH APRIL AT 12 NOON\*\***

O'Malley Property are delighted to present to the market this stunning and spacious four-bedroom detached family home located in the highly sought-after Sandpiper Meadow, Alloa.

Occupying a prime position, this beautifully presented property offers generous living accommodation spread across two well-designed levels, making it the ideal family home.

The ground floor features a welcoming entrance hallway with convenient under-stair storage and a W/C. To the front, the bright and airy living room benefits from large windows that flood the space with natural light. The heart of the home lies in the open-plan kitchen and dining area, complete with contemporary fittings and ample worktop space - perfect for both everyday family meals and entertaining guests. The adjoining utility room provides additional storage and access to the rear garden.

Upstairs, the property boasts four generously sized double bedrooms. The master bedroom benefits from a Juliet balcony, built-in storage and a modern en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, and additional storage cupboards can be found off the landing and in Bedroom 3.

The garden is neatly divided between low-maintenance gravel and a well-kept lawn, framed by mature trees and privacy fencing for a tranquil, secluded atmosphere. A large green storage shed provides practical outdoor storage, while thoughtfully planted borders and climbing greenery add a touch of natural beauty throughout. Off street parking is available via the private driveway. Completing the property is a single garage, accessible from both the front and rear of the property.

---

**“Spacious Property”**

## Location

Just minutes from Alloa town centre, residents enjoy a variety of local shops, cafes, schools, and leisure facilities, along with excellent transport links to Stirling, Falkirk, and Glasgow. Alloa Railway Station is nearby, offering regular services for commuters.

## Living Room

14'6" x 12'11"

## Kitchen/Diner

21'7" x 10'0"

## Utility

6'7" x 5'4"

## W/C

6'1" x 2'9"

## Bedroom 1

14'6" x 10'8"

## En-Suite

8'10" x 5'4"

## Bedroom 2

10'6" x 10'6"

## Bedroom 3

10'1" x 8'6"

## Bedroom 4

12'1" x 7'0"

## Bathroom

8'0" x 7'1"

## Home report

The home report is available upon request.

## Fixtures & Fittings

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

---

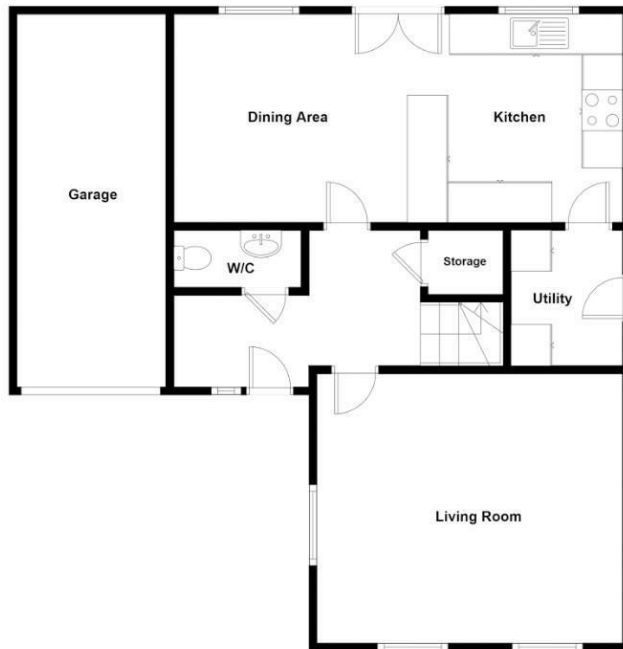
**Offers Over £284,995**



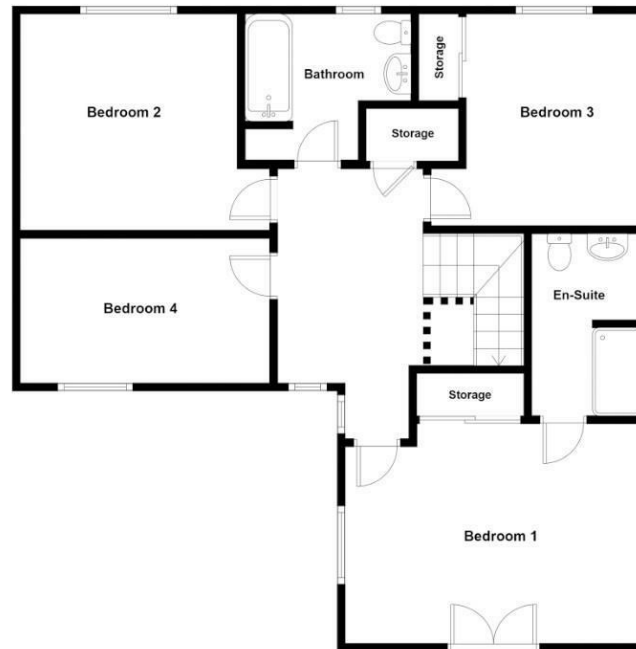
**Viewing 9am - 9pm 7 days a week**



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.



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.