



 **O'MALLEY**

**26 Galan**  
Alloa, FK10 1RJ

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





## Description

**\*\*UNDER OFFER\*\*** O'Malley Property proudly presents this well-presented two-bedroom home located at 26 Galan, Alloa – an ideal opportunity for first-time buyers.

The property is immaculately maintained throughout, offering a comfortable and modern living environment across two levels. Upon entering the home, you're welcomed into a bright and spacious living room which provides ample space for both relaxing and entertaining. Adjacent to this is a convenient downstairs W/C, perfect for guests and day-to-day use.

To the rear of the ground floor is the contemporary kitchen, complete with fitted units, generous worktop space and integrated appliances. A door from the kitchen offers direct access to the rear garden, ideal for outdoor dining and family enjoyment. A handy storage cupboard under the stairs further enhances the practicality of the ground floor layout.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The master bedroom to the front benefits from excellent floor space and integrated storage, while the second bedroom offers a bright and airy ambiance, perfect for children, guests or a home office. The stylish bathroom is fitted with a three-piece suite, including a bath with overhead shower.

Externally, 26 Galan benefits from a private garden which is laid to lawn throughout. One allocated parking space is available along with a communal car park for additional cars.

Situated in a popular residential area of Alloa, the property is within close proximity to local amenities, reputable schools and excellent transport links, making commuting to nearby towns and cities both easy and convenient.

Early viewing is highly recommended!




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**“Spacious Property”**

## Living Room

15'0" x 10'7"

## W/C

5'10" x 3'2"

## Kitchen/Diner

13'10" x 9'4"

## Bedroom 1

11'5" x 10'4"

## Bedroom 2

13'1" x 8'0"

## Bathroom

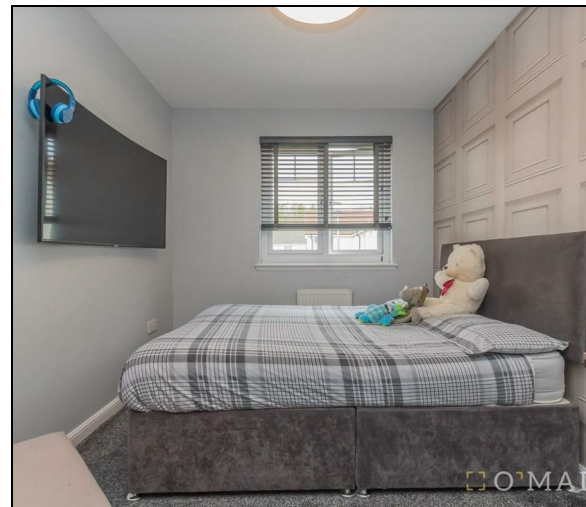
6'6" x 5'8"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All floor coverings, light fittings and integrated appliances are included with the sale. The free standing white goods are also included.



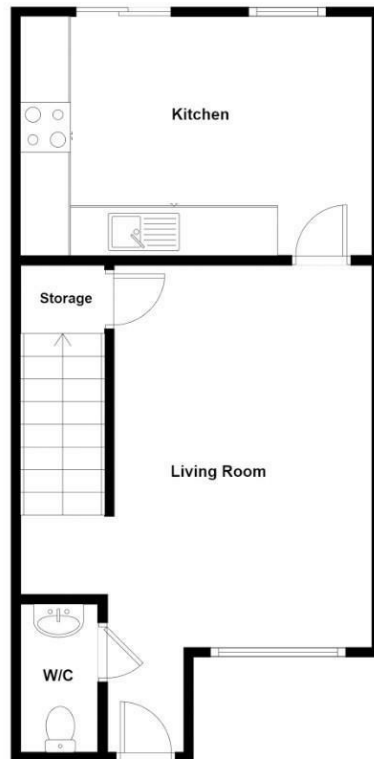
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**Offers Over £154,995**

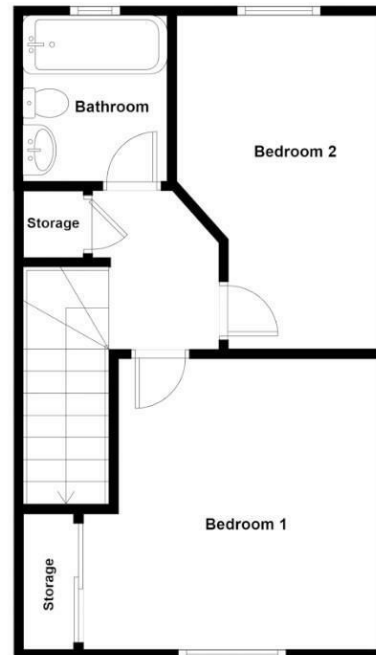
**Viewing 9am - 9pm 7 days a week**



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.



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