



 O'MALLEY

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45A Grange Road
Alloa, FK10 1LT

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Description

O'Malley Property are pleased to introduce to the market this spacious and well-laid-out two-story maisonette on Grange Road, Alloa.

This property offers a versatile living space ideal for families, professionals, or investors. Spread over two floors, the property combines modern functionality with ample room sizes, creating a comfortable and flexible home environment.

The ground floor welcomes you with a bright, open lounge that flows naturally into the kitchen area, making it a great space for entertaining or relaxing. Adjacent to the lounge, the sitting room provides additional living space, perfect for a cozy family room, study, or media room. To the front, a dining room/bedroom offers versatile use, whether as a formal dining area or an additional bedroom for guests or family members.

The first floor features two generously sized bedrooms whilst the study is an ideal spot for remote work or could serve as a dressing room. Completing this floor is a modern bathroom with bath and overhead shower.

Externally, the property offers a private enclosed garden space to the rear as well as being a short distance for the park - access directly to the park is available from the property. On street parking is also available as well as parking at the rear of the building.



“Spacious Property”

Location

Situated in a desirable location in Alloa, it's within easy reach of local amenities, schools, and transport links, offering a blend of comfort, practicality, and convenience.

Lounge

20'0" x 13'1"

Kitchen

14'6" x 7'0"

Dining Room/Bedroom 3

13'1" x 8'2"

Study

7'4" x 5'11"

Bedroom 1

13'6" x 10'2"

Bedroom 2

9'11" x 13'1"

Bathroom

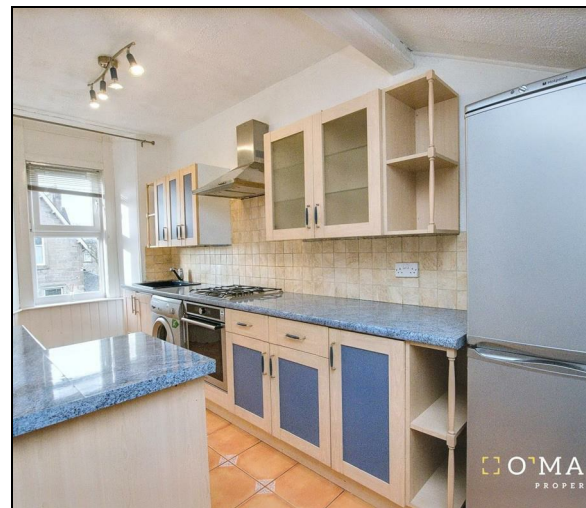
10'8" x 9'10"

Home Report

The home report is available upon request.

Fixtures & Fittings

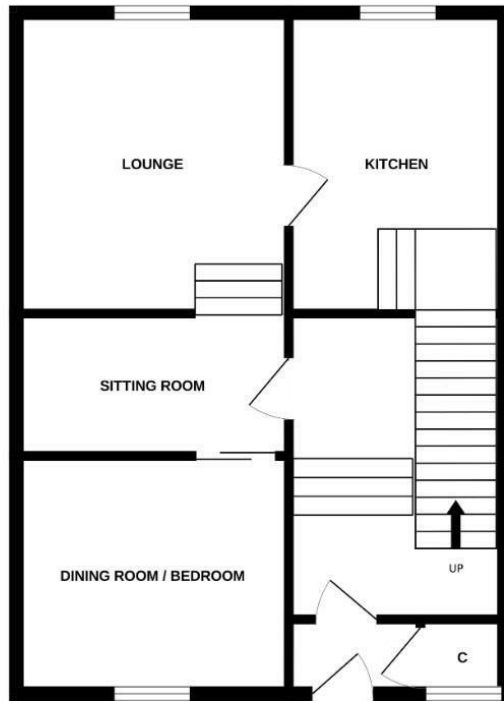
All carpets, floor coverings, blinds, light fittings, fireplace, and fitted wardrobes are included with the sale.



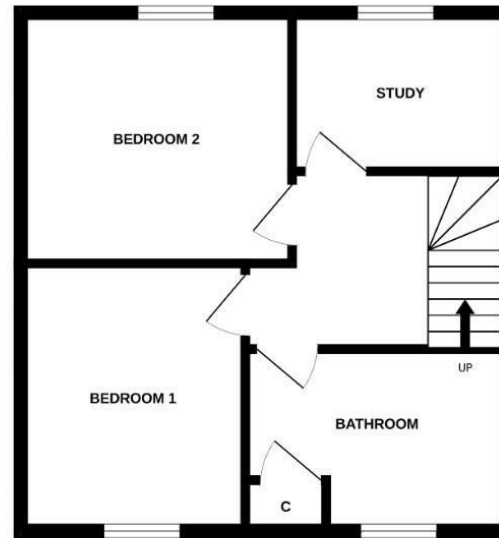
Offers Over £144,995

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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