





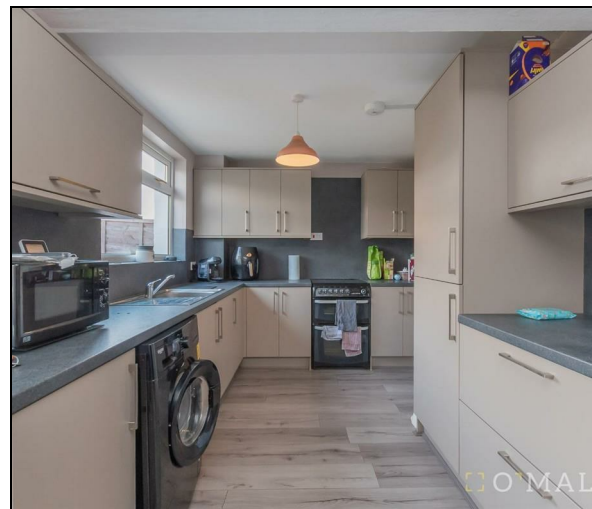
Description

O'Malley Property is delighted to present to the market this well-presented three-bedroom family home, located in the desirable area of Earn Court, Alloa.

On the ground floor, the property offers a bright and spacious living room. The modern kitchen is positioned to the rear and provides great storage space, leading directly into a versatile conservatory—a perfect additional space for dining or relaxing. A convenient storage cupboard is also located just off the entrance hallway, adding to the home's practicality.

Upstairs, the property comprises three well-proportioned bedrooms, including two doubles and a single room, making it suitable for families, guests, or home working. The main family bathroom is fitted with a three-piece suite and is positioned adjacent to a landing with additional built-in storage.

Externally, the home enjoys a private rear garden, perfect for outdoor entertaining or enjoying the warmer months. The property is also located within a quiet cul-de-sac, offering a peaceful setting while still being within close proximity to local amenities, schools, and transport links.



“Spacious Property”

Location

Earn Court is a quiet and family-friendly residential area in Alloa, ideally located for easy access to a wide range of local amenities, including supermarkets, schools, parks, and leisure facilities. The area benefits from excellent transport links, with nearby access to the A91 and Alloa Train Station, making commuting to Stirling, Falkirk, and beyond. This well-connected location offers a great balance of peaceful living with accessibility, appealing to a variety of lifestyles.

Living Room

22'8" x 12'0"

Conservatory

8'6" x 6'5"

Kitchen

10'8" x 8'1"

Bedroom 1

11'2" x 10'5"

Bedroom 2

12'11" x 8'5"

Bedroom 3

9'8" x 8'4"

Bathroom

6'9" x 5'9"

Home Report

The home report is available upon request.

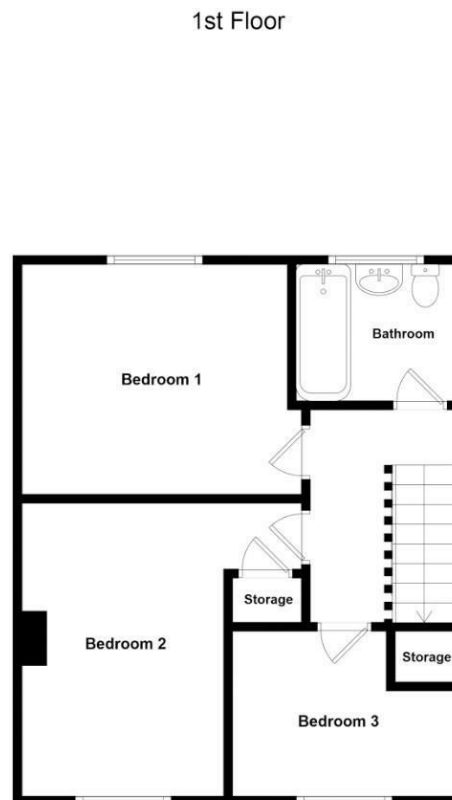
Fixtures & Fittings

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



Offers Over £114,995

Viewing 9am - 9pm 7 days a week



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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.