



 O'MALLEY

59 Sandpiper Meadow
Alloa, FK10 1QQ

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Description

O'Malley Property are delighted to present to the market this well-presented, detached family home situated in the sought after estate of Sandpiper Meadow, Alloa.

Upon entering the property, you're welcomed by a bright hallway that connects the principal living spaces on the ground floor. To the left, a large lounge benefits from a bay window that floods the room with natural light, offering a cosy yet expansive setting for family gatherings or relaxing evenings. From here, double doors open through to a spacious kitchen and breakfast room, providing a perfect hub for daily life and entertaining. Furthermore, there is access to the formal dining room. This leads seamlessly into the conservatory, a light-filled space perfect for enjoying views of the garden throughout the seasons.

The ground floor also benefits from a WC, internal access to the integrated garage, and a practical utility area, ensuring convenience and functionality throughout.

Upstairs, the accommodation continues with four well-proportioned bedrooms. The principal bedroom features built-in wardrobe space and a modern en-suite shower room, offering privacy and comfort. Bedroom two also includes an en-suite, ideal for guests or teenagers, while bedrooms three and four share a well-appointed family bathroom.

Externally, the property benefits from convenient off-street parking to the front, providing easy access and added security. To the rear, the spacious garden is predominantly laid to lawn, offering a versatile space for families and outdoor entertaining. A slabbed patio area provides the perfect spot for al fresco dining or relaxing in the sun. The garden enjoys a desirable south-facing aspect, ensuring plenty of natural sunlight throughout the day. Bordered by mature woodland, the outdoor space also offers a high degree of privacy and a peaceful, secluded atmosphere.



"Spacious Property"

Location

Alloa is a vibrant town in Clackmannanshire, well served by shops, schools, and leisure facilities, with convenient rail and road links to Stirling, Falkirk, and beyond. Sandpiper Meadow is a particularly desirable address, popular with families for its quiet streets, friendly community, and easy access to green spaces and local services.

Living Room

15'11" x 12'7"

Kitchen

17'11" x 10'11"

Dining Room

10'9" x 9'8"

W/C

6'7" x 3'2"

Bedroom 1

15'3" x 15'1"

En-Suite

6'10" x 5'0"

Bedroom 2

15'5" x 9'0"

En-Suite

6'6" x 5'5"

Bedroom 3

12'0" x 8'10"

Bedroom 4

10'2" x 6'8"

Bathroom

8'0" x 6'8"

Home Report

The home report is available upon request.

Fixtures & Fittings

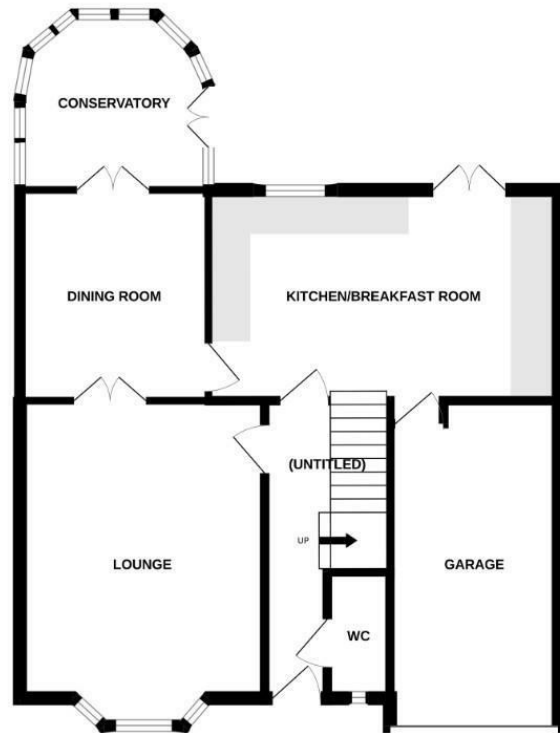
All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.



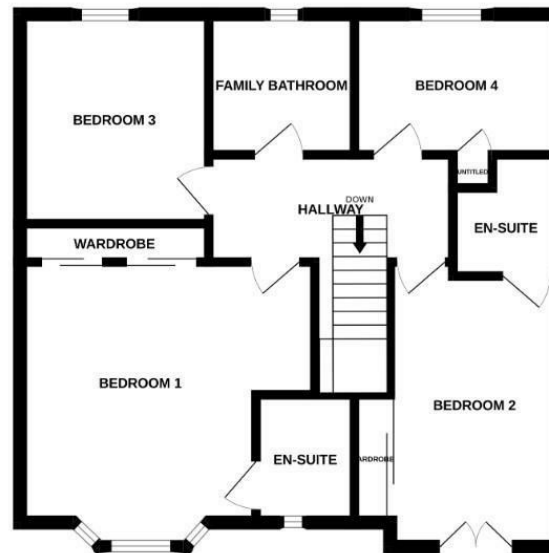
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GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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.
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