



 O'MALLEY

5 Dunlin Drive
Alloa, FK10 1SH

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Description

****ADVERTISED £5,000 BELOW HOME REPORT VALUE****

O'Malley property are delighted to bring to the market this beautifully designed four-bedroom detached house located in the highly sought-after Alloa Park development.

This modern property is situated on a desirable corner plot, benefitting from a private south-facing rear garden that is not overlooked and backs onto woodland offering both privacy and a peaceful outlook.

Just six years old, the home offers a spacious internal layout, a stylish kitchen/dining area, four well-proportioned bedrooms, a private driveway, and integral garage making it an ideal purchase for growing families or anyone looking for a modern, move-in-ready home in a quiet cul-de-sac setting.

Approaching the home, you're welcomed by a neat frontage and a private monoblocked driveway offering off-street parking. The property's clean, modern exterior fits well with the neighbouring homes in this friendly and peaceful cul-de-sac community.

The ground floor features a bright and spacious lounge to the front, seamlessly flowing into a well-appointed open-plan kitchen and dining area at the rear, perfect for entertaining or everyday family life. French doors lead directly from the dining area to the rear garden, enhancing the sense of space and connection with the outdoors. Also located on the ground floor is a separate utility room, a practical feature that helps keep laundry and cleaning tasks out of the main living areas. The utility room provides access to the garden and offers plumbing for a washing machine and space for additional storage. A convenient ground-floor WC completes the level, providing day-to-day practicality for families and visitors alike.

On the upper level, there are four well-sized bedrooms. Bedroom one is further enhanced by its shower en-suite. There are an additional three bedrooms, ideal for growing children, overnight guests, or for use as a home office or nursery. A modern family bathroom serves the other three bedrooms.

"Spacious Property"

Location

5 Dunlin Drive is located in a quiet, family-friendly development on the edge of Alloa. The town offers a wide range of local amenities including shops, supermarkets, schools, leisure facilities and health services, all within easy reach. For families, well-regarded primary and secondary schools are close by, and the area is known for its welcoming and community-focused atmosphere.

Living Room

16'10" x 14'5"

Kitchen

17'7" x 9'5"

Utility

5'10" x 5'2"

W/C

5'10" x 3'11"

Bedroom 1

13'5" x 9'11"

En-Suite

7'0" x 3'10"

Bedroom 2

10'8" x 8'3"

Bedroom 3

9'5" x 9'3"

Bedroom 4

9'6" x 7'7"

Bathroom

7'1" x 6'0"

Fixtures & Fittings

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

Home Report

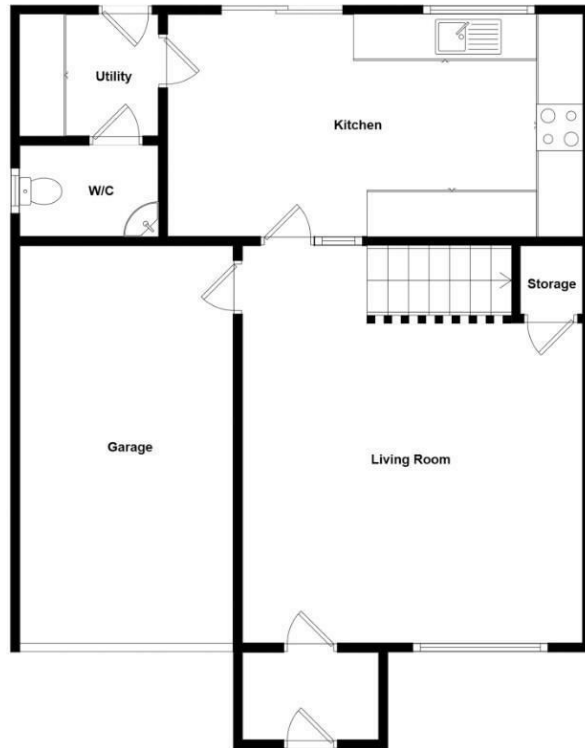
The home report is available upon request.



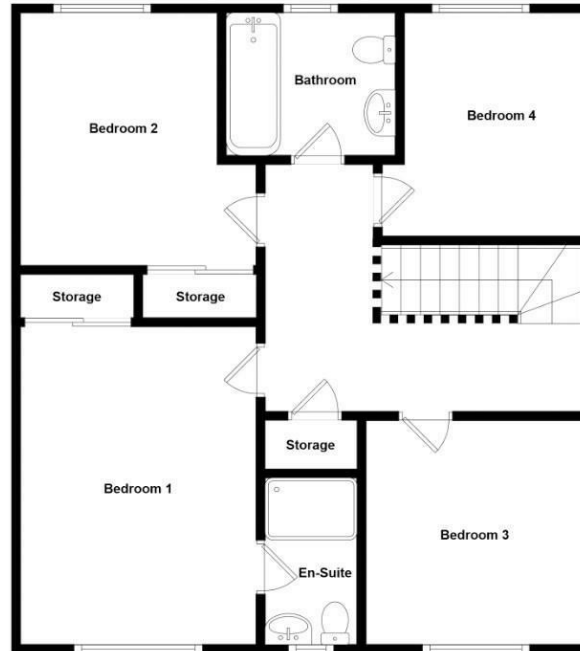
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Ground Floor



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.

