



 **O'MALLEY**

3 Meadow Bank
Alloa, FK10 2FD

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Description

O'Malley Property is proud to present to the market this fantastic four-bedroom detached family home, ideally located in the ever-popular and highly sought-after area of Meadow Bank in Alloa.

Upon entering the property, you are greeted by a bright and inviting hallway that immediately sets the tone for the rest of the home. The hallway offers access to the main living areas as well as a convenient downstairs WC – a practical feature for busy households and visiting guests alike. The downstairs layout is exceptionally well-proportioned and flows effortlessly from room to room.

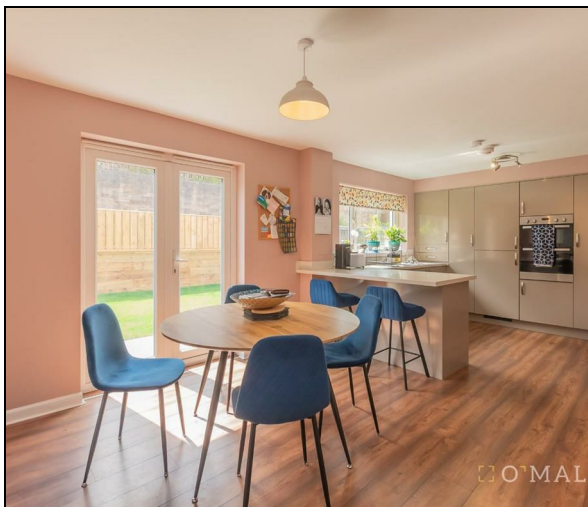
The living room is positioned to the front of the house and is a generously sized space, ideal for relaxing and entertaining. Natural light pours in through the large front-facing window, enhancing the warm and cosy atmosphere of this room.

Adjacent to the living room is the heart of the home – the open-plan kitchen and dining area. This superbly appointed kitchen is as functional as it is stylish, featuring a high-quality finish with modern cabinetry, ample worktop space, and integrated appliances. The layout offers plenty of room for cooking and casual dining, with direct access to the landscaped rear garden via double patio doors. Just off the kitchen is a practical utility room that provides space for laundry appliances and additional storage.

Upstairs, the first floor continues to impress, offering four well-proportioned double bedrooms, two of which benefit from their own en-suite bathrooms – a highly desirable feature for families or those with guests staying regularly.

Externally, this property truly shines. The rear garden has been professionally landscaped less than three months ago, transforming it into a low-maintenance yet visually striking outdoor space. To the front of the property, the extended driveway provides off-street parking for multiple vehicles, in addition to the single garage.

Viewing is highly recommended.



“Spacious Property”

Location

Meadow Bank enjoys a prime location within Alloa, a vibrant town nestled in the heart of Clackmannanshire. Education is a key consideration for families, and this property lies within the catchment area of several well-regarded schools. These include Redwell Primary School and Alloa Academy.

Living Room

17'7" x 10'7"

Kitchen

19'5" x 10'7"

Utility

7'1" x 6'4"

Bedroom 1

13'9" x 11'4"

En-Suite

6'11" x 4'8"

Bedroom 2

15'0" x 8'8"

En-suite

5'0" x 3'11"

Bedroom 3

12'1" x 8'11"

Bedroom 4

10'0" x 6'4"

W/C

6'11" x 3'7"

Bathroom

7'11" x 6'4"

Home Report

The home report is available upon request.

Fixtures & Fittings

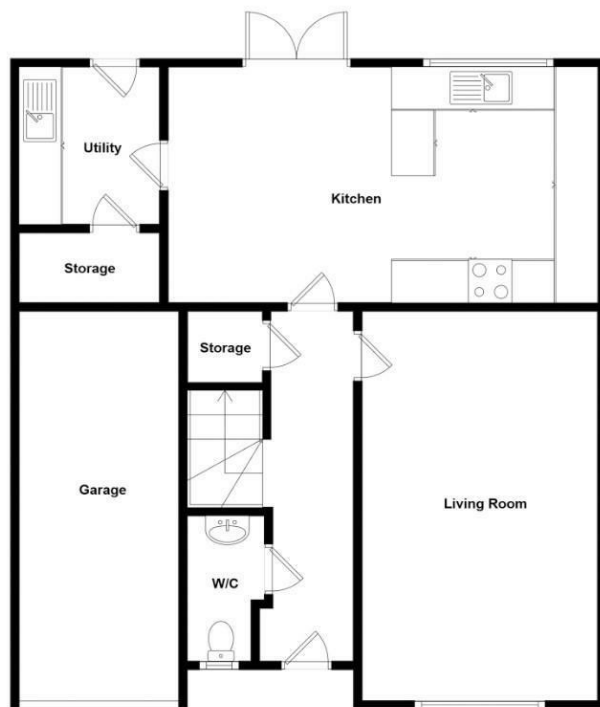
All floor coverings, light fittings and integrated appliances are included with the sale.



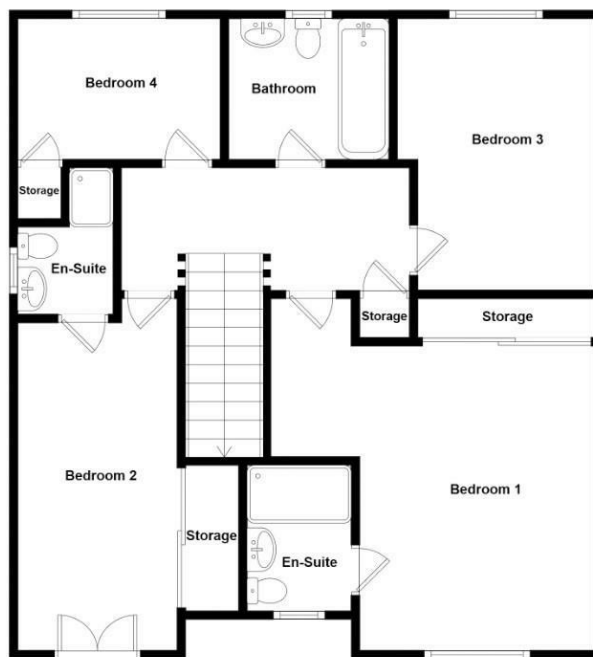
Offers Over £309,995

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.



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.