



 O'MALLEY

3 Coblecrook Gardens
Alva, FK12 5BN

omalleyproperty.com
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Description

O'Malley property are delighted to bring to the market this well-presented 2 bedroom ground floor flat located in Coblecrook Gardens, Alva,

Upon entering, you're welcomed into a hallway that provides separate access to the living room, kitchen, bathroom, and master bedroom. The living room is a cosy and inviting space, complete with a charming fireplace that adds warmth and character. The kitchen is fitted with a good range of wall and base units, generous worktop space for meal preparation, making it a functional area for everyday cooking and dining. The bathroom is equipped with a WC, hand wash basin, and a free-standing shower.

Bedroom two is accessed from the living room and benefits from built-in storage and a patio door that opens directly out to the private rear garden — perfect for enjoying some outdoor space. The master bedroom offers a generous layout, providing a comfortable and peaceful retreat. Additional storage is available in the hallway, helping to keep the home organised.

Externally, the property features its own front door access, a private driveway, and a low-maintenance rear garden, offering a great balance of privacy and practicality.

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“Spacious Property”

Location

Alva is a charming town nestled at the foot of the Ochil Hills, offering a great mix of countryside surroundings and everyday convenience. With local shops, schools, and cafes nearby, it's a great place for families and individuals alike. The area also benefits from good transport links to Stirling and Alloa, making commuting and exploring easy. Whether you enjoy scenic walks or a strong sense of community, Alva has plenty to offer.

Living Room

13'7" x 12'9"

Kitchen

11'11" x 8'10"

Bedroom 1

12'8" x 11'0"

Bedroom 2

12'8" x 8'7"

Bathroom

5'7" x 5'6"

Home Report

The home report is available upon request.

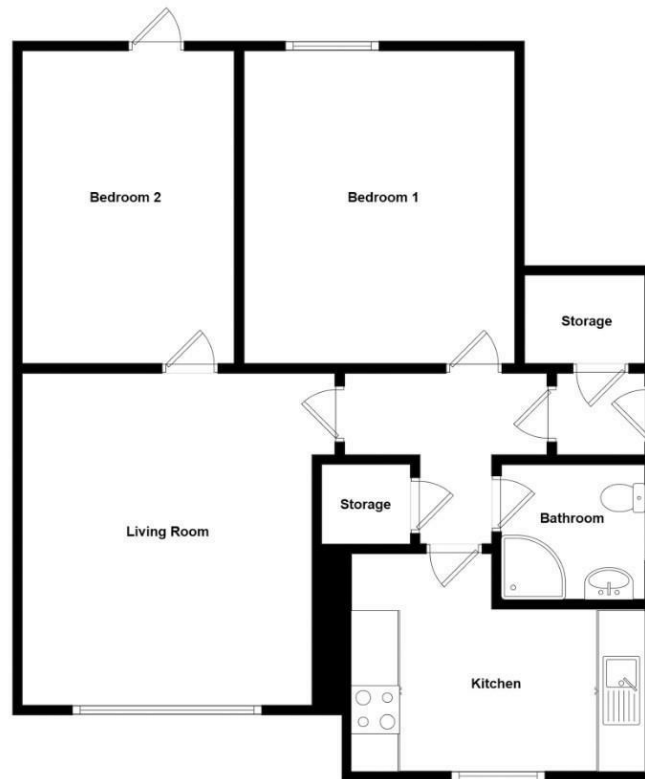
Fixtures & Fittings

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



Offers Over £89,995

Viewing 9am - 9pm 7 days a week



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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