



 **O'MALLEY**

1 The Broich
Alva, FK12 5NR

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present this spacious and versatile four-bedroom family home, offering flexible accommodation across two levels and set within a well-established residential area.

On the ground floor, the property features a bright and spacious living room and direct access to a formal dining room, ideal for entertaining. A conservatory at the rear adds further living space and overlooks the garden, creating a relaxing setting. The kitchen is fitted with ample worktop and cupboard space, while a handy utility area adds further practicality. A fourth bedroom on this level provides flexibility for use as a guest room or office. Additional storage is found under the stairs for everyday convenience.

The upper floor comprises three well-proportioned bedrooms, which all 3 benefit from built-in storage, and a modern family bathroom complete with a bath and overhead shower. The layout is ideal for growing families or those needing extra space.

Externally, the home enjoys private garden space to the rear — perfect for outdoor dining or gardening—with access via the conservatory or utility room. The property also offers on-street parking within a quiet and well-connected neighbourhood.

You can easily find the property using What3Words for precise directions – just pop in the unique three-words GRAPH.FLYING.DROP and it'll take you right to the door.

“Spacious Property”

Location

1 The Broich is located in a quiet and popular part of Alva, a friendly Hillfoots town known for its beautiful surroundings and community feel. Set at the foot of the Ochil Hills, the area offers great access to local shops, schools, and transport links, making everyday life easy and convenient. With Stirling, Alloa, and other nearby towns just a short drive away, it's a great spot for anyone looking to enjoy a relaxed lifestyle while staying well-connected.

Living Room

15'10" x 10'11"

Dining Room

11'9" x 10'11"

Conservatory

11'9" x 8'6"

Kitchen

16'5" x 8'11"

Utility

8'4" x 6'7"

Bedroom 1

14'2" x 10'0"

Bedroom 2

11'4" x 9'3"

Bedroom 3

11'2" x 7'9"

Bedroom 4

10'10" x 7'7"

Bathroom

8'2" x 8'1"

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.

Property Misdescriptions Act 1991

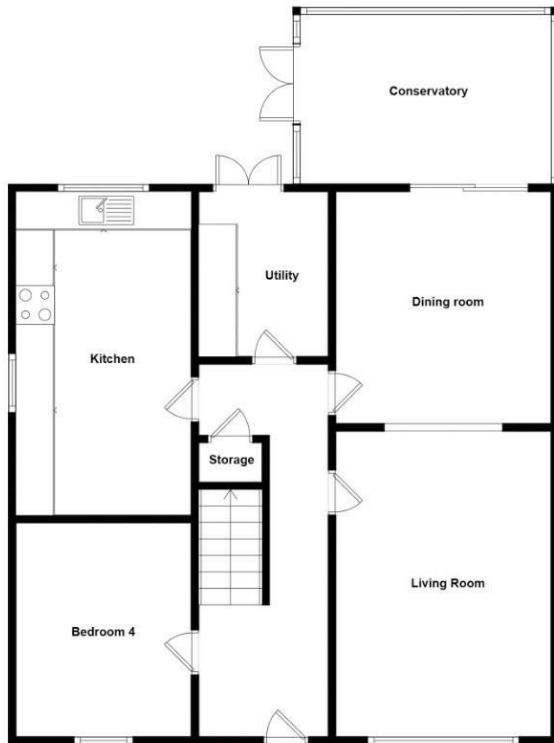
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



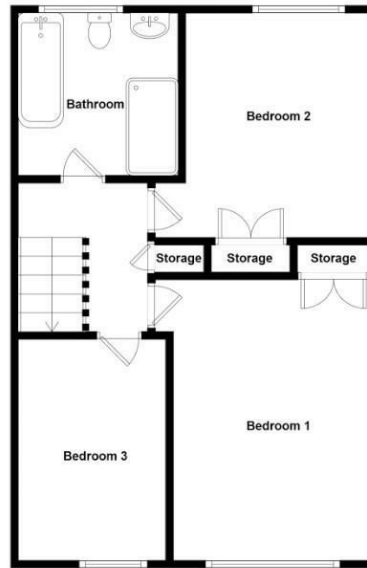
£289,995

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.



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