







## Description

O'Malley Property are delighted to present to the market this spacious and well-presented four-bedroom detached family home, located in the sought-after residential area of Arns Grove, Alloa.

This impressive property offers generous internal accommodation across two levels, complemented by an extensive driveway and a detached double garage, ideal for growing families or those seeking versatile living space.

Upon entering, the welcoming hallway provides access to the main reception areas, including a bright and generously proportioned living room, ideal for relaxing and entertaining. The dining room offers a formal space for family meals and gatherings, while a second sitting room provides additional flexibility as a home office, playroom, or snug. The modern kitchen is well-appointed with ample worktop and storage space, and leads through to a practical utility area with convenient access to the rear of the property. A ground floor WC and multiple storage cupboards further enhance functionality.

Upstairs, the accommodation continues with four well-proportioned bedrooms. The principal bedroom benefits from excellent built-in storage, while the remaining bedrooms are ideal for children, guests, or as additional home working spaces. The upper floor is served by two bathrooms, offering convenience for busy family life. Multiple storage areas throughout the home ensure practicality is at the heart of the design.

Externally, the property truly shines. To the front, a generous driveway provides ample off-street parking and leads to a detached double garage, offering secure storage or workshop potential. The rear garden offers a high degree of privacy and backs directly onto peaceful woodland, with gated access for scenic walks right from your doorstep. Mature planting, established shrubs, and well-maintained lawn areas create a tranquil outdoor retreat, ideal for both relaxing and entertaining in a private setting.

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**“Spacious Property”**

### Location

Situated in the popular Alloa area, Arns Grove is a quiet, family-friendly cul-de-sac offering easy access to a wide range of local amenities including schools, supermarkets, and leisure facilities. The area benefits from excellent transport links, with nearby road and rail connections providing convenient travel to Stirling, Falkirk, and beyond, making it a perfect base for commuters.

Viewings are highly recommended to appreciate the space, versatility, and prime location this fantastic property has to offer.

### Living Room

16'4" x 12'9"

### Kitchen

10'10" x 9'9"

### Utility

8'5" x 4'9"

### Dining Room

11'1" x 7'7"

### Sitting Room

11'5" x 9'10"

### Bedroom 1

13'5" x 9'6"

### Bedroom 2

10'6" x 9'2"

### Bedroom 3

9'8" x 9'2"

### Bedroom 4

11'9" x 7'2"

### W/C

4'11" x 3'8"

### Bathroom 1

9'9" x 4'10"

### Bathroom 2

7'6" x 6'5"

### Home Report

The home report is available upon request.

### Fixtures & Fittings

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

### Misdescription Act

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.



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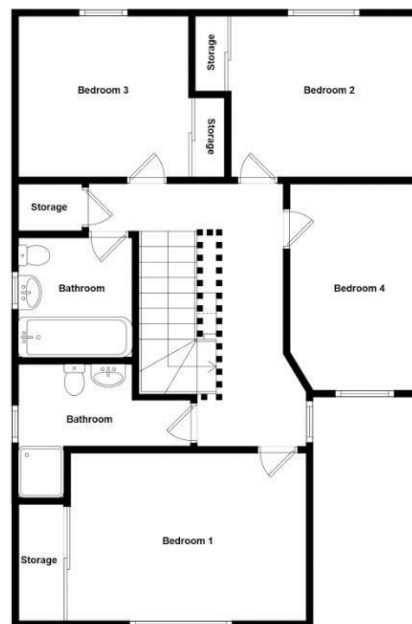
**Viewing 9am - 9pm 7 days a week**



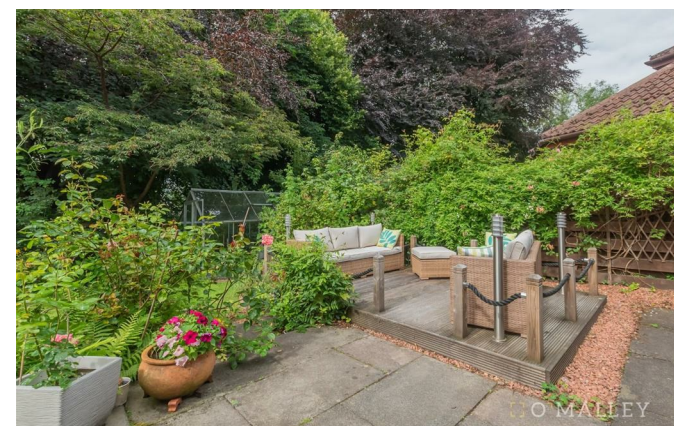
Ground Floor



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.  
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