





Description

O'Malley Property are delighted to present to the market this well presented three-bedroom home situated in the village of Coalsnaughton.

55 Sheardale Drive offers a well-proportioned layout over two floors, perfectly suited to a variety of buyers including first-time purchasers, families, and those looking to upsize.

On the ground floor, the welcoming entrance hallway leads to a bright and generously sized living room, ideal for both relaxation and entertaining. The kitchen, located to the rear of the property, is well-appointed with ample worktop and storage space, as well as direct access to the garden. A modern shower room is also conveniently located on this level, along with a practical storage cupboard.

Upstairs, the accommodation comprises three well-proportioned bedrooms. The main bedroom enjoys a peaceful outlook, while bedrooms two and three provide versatile spaces that could serve as children's rooms, guest rooms, or even a home office. Two additional storage cupboards on this floor ensure there is no shortage of space for belongings.

Externally, the property benefits from an enclosed rear garden, offering a safe and private outdoor area perfect for summer gatherings, gardening, or simply enjoying the fresh air. To the front, there is a welcoming approach with private off street parking via the secure driveway.

"Spacious Property"

Location

Coalsnaughton is a small, well-connected village in Clackmannanshire, offering a peaceful semi-rural setting with excellent access to local amenities. Surrounded by scenic countryside and with convenient links to nearby towns such as Tillicoultry, Alloa, and Stirling, the area combines a friendly community atmosphere with practical commuting options.

Living Room

15'2" x 12'1"

Kitchen

15'2" x 8'6"

Bedroom 1

15'2" x 10'4"

Bedroom 2

11'9" x 10'4"

Bedroom 3

10'4" x 7'3"

Bathroom

6'9" x 5'6"

Home Report

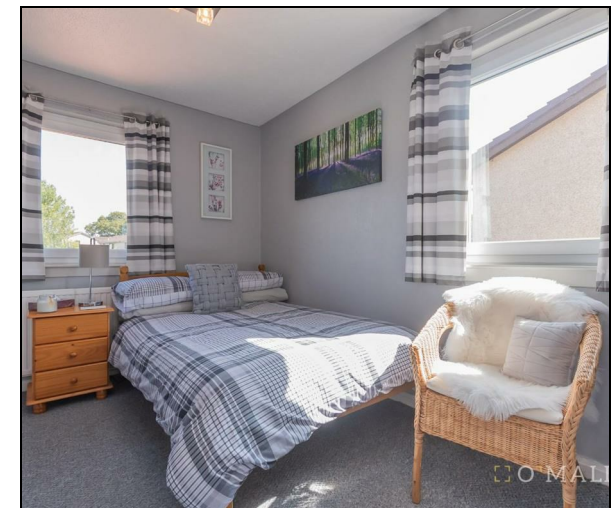
The home report is available upon request.

Fixtures & Fittings

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

Misdescription Act 1991

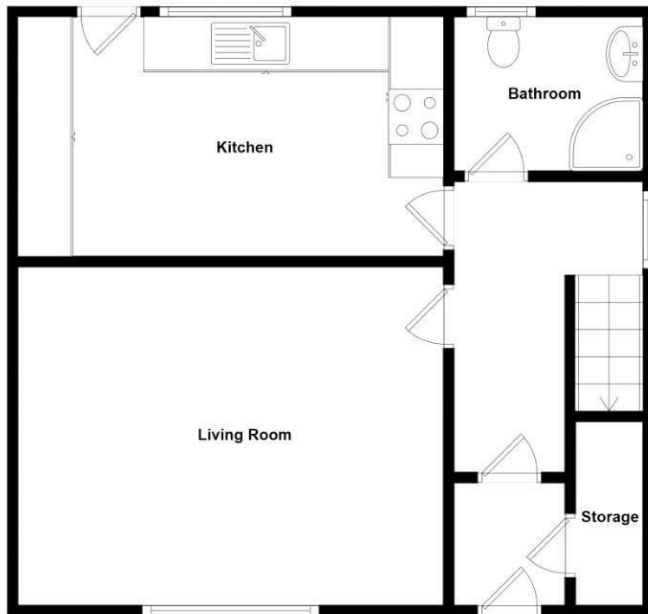
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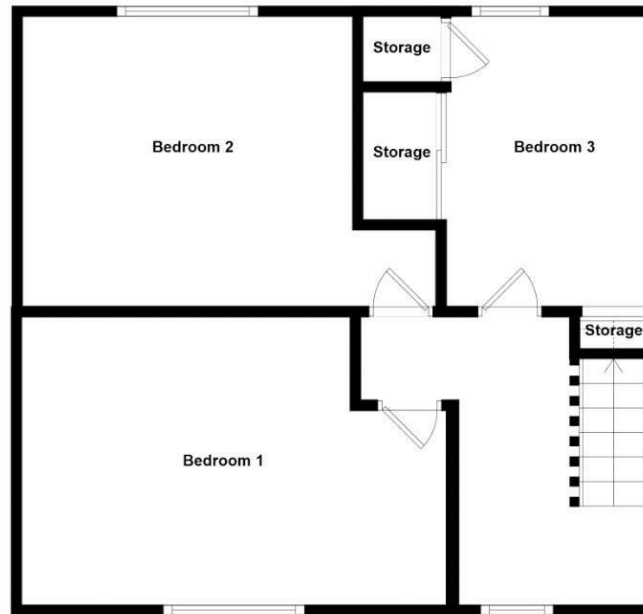
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Ground Floor



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.



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