







## Description

**\*\*CLOSING DATE FRIDAY 5TH SEPTEMBER AT 12 NOON \*\***

O'Malley property present to you, Cobden Street in the charming town of Alva. This delightful two-bedroom upper cottage flat offers a perfect blend of comfort and stunning natural beauty. With breathtaking views of the Ochil Hills, this property is a true gem for those seeking a serene living environment.

Upon entering, via the internal stairs, you are welcomed into a spacious living room and kitchen area, designed to be an ideal space for both entertaining guests and unwinding after a long day. The open-plan layout creates a warm and inviting atmosphere, perfect for social gatherings or quiet evenings in.

The flat features two well-appointed bedrooms, both enhanced by Velux windows that allow an abundance of natural light to fill the rooms. The second bedroom is particularly versatile, serving as an excellent workspace for those who work from home or as comfortable guest accommodation for visiting friends and family.

This property not only boasts a prime location but also offers a lifestyle enriched by the beauty of its surroundings. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat presents an exceptional opportunity to enjoy modern living in a picturesque setting. Don't miss the chance to make this charming flat your new home.

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**"Spacious Property"**

## Location

8 Cobden St 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/kitchen

19'8" x 17'10"

## Bedroom 1

13'10" x 10'5"

## Bedroom 2

15'0" x 8'6"

## Bathroom

6'11" x 6'7"

## Fixtures & Fittings

All carpets, floor coverings, light fittings and window furniture are included in the sale.

## Home Report

The home report is available upon request.

## 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.



**Offers Over £94,995**

**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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