



 O'MALLEY

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3 Brodie Avenue
Alloa, FK10 2FE

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Description

O'Malley Property present to the market, Brodie Avenue, Alloa. This impressive detached house offers a perfect blend of comfort and modern living.

The entrance hallway leads onto all of the downstairs accommodation. As you step into the lounge, the warm and inviting atmosphere is enhanced by the large windows that allow natural light to flood the room creating the perfect atmosphere for both relaxation and entertaining guests.

The well appointed kitchen/dining/family room provides an ideal space for food preparation whilst family can relax around the dining table. This area also features patio doors, looking over the enclosed rear garden. A handy W.C and utility room can be accessed from the kitchen also.

On the first floor there are 4 double bedrooms, with 2 of these featuring en-suite facilities. All of these are generous in size, easily allowing space for freestanding furniture and offering a comfortable retreat after a long day. There are several storage areas available on this floor, a bonus for family living.

The family bathroom provides a 4 piece suite, consisting of WC, wash hand basin, bath with a separate shower unit available, ensuring you have the best of both worlds for your bathing preferences.

The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

Externally the rear garden is mostly laid to lawn for ease of maintenance and features a paved patio area, ideal for outdoor living and entertaining. The property boasts a double garage and a driveway providing ample parking for residents and visitors alike. This feature is particularly advantageous in a sought-after location.

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“Spacious Property”

Location

Brodie Avenue is a highly sought after location, due to the proximity to local amenities including desirable schools and transport links available to the whole of central Scotland. Local shops, parks and leisure facilities are within easy reach of the property. The quiet neighbourhood provides a safe environment for family living and will appeal to many types of buyers.

Lounge

19'8" x 11'0"

Kitchen/Dining

29'10" x 10'8"

Utility

6'9" x 6'6"

W.C

6'9" x 3'8"

Bedroom 1

17'9" x 12'8"

En Suite

7'7" x 4'10"

Bedroom 2

12'5" x 8'7"

En Suite

5'9" x 5'8"

Bedroom 3

11'0" x 8'11"

Bedroom 4

10'2" x 8'5"

Bathroom

8'5" x 7'9"

Fixtures and Fittings

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

Home Report

The home report is available upon request.

Misdescriptions 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.



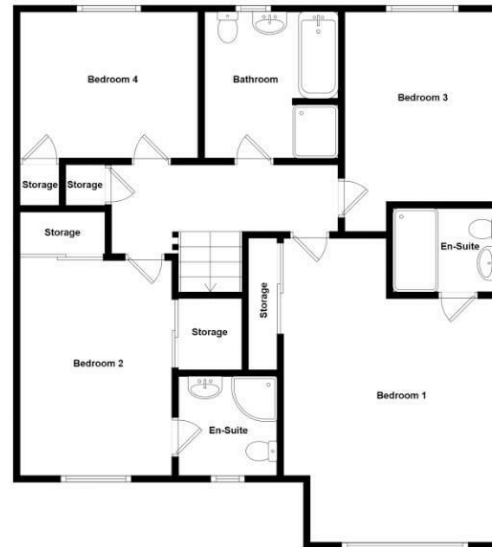
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Ground Floor



1st Floor



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