



 **O'MALLEY**

11 Provost Hunter Avenue
Alva, FK12 5PE

omalleyproperty.com
01259212337



Description

O'Malley Property welcome you to this three bedroom detached bungalow located at the foot of the Ochil Hills. Offering one level living, this home would be ideal for those looking for a quiet residential location whilst remaining within an easy commute to major cities in the Central Scotland area.

The entrance hallway leads onto all of the accommodation available within the property. The well appointed kitchen sits to the left of the entranceway and provides both floor and wall units with space available for free standing appliances. The spacious lounge is an inviting room with patio doors leading onto the conservatory, overlooking the mature rear garden. Also within this room is a dining area with sufficient space for a 6 seater table.

All three bedrooms are light and airy, with bedrooms one and two enhanced by practical built in storage, whilst also providing plenty space for free standing furniture. The third bedroom is a perfect guest bedroom, or can be adapted to a hobby/craft room or study.

The recently upgraded shower room benefits from a large walk in shower enclosure, with wet wall and tiles providing an easily maintained space.

Externally, there is a large driveway at the side of the property and the large front lawn allows the property to sit back from the pathway. The mature rear garden features shrubs and bushes as well as a lawn. In addition there is a slabbed patio area, an ideal space for relaxing or entertaining. The view of the hills from here is outstanding.

Early viewing is recommended, call our team today!

“Spacious Property”

Location

Provost Hunter Avenue sits in an ideal location for those seeking a perfect view of the Ochil Hills and is within walking distance to the nearby high street, with local amenities including leisure and education establishments. The property has excellent public transport links to the wider Central Scotland area.

Lounge

20'11" x 17'4"

Conservatory

8'11" x 6'2"

Kitchen

9'4" x 8'5"

Bedroom 1

11'4" x 8'8"

Bedroom 2

9'11" x 7'9"

Bedroom 3

8'8" x 8'8"

Bathroom

8'6" x 6'6"

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.

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.



Offers Over £249,995

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.



Property Misdescriptions Act 1991.
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