



O'MALLEY

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29 Delph Wynd  
Tullibody, FK10 2TD

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## Description

O'Malley Property are delighted to present to the market, Delph Wynd, Tullibody. This splendid four bedroom detached house offers a perfect blend of comfort and convenience. With a single garage and a driveway providing parking, this property is ideal for families seeking both space and accessibility.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The large front facing bay window allows natural light to flood the room, providing the perfect space for family get togethers or relaxing after a long work day.

The heart of the home is undoubtedly the well appointed kitchen/dining area, with plenty of floor and wall units available, complemented by the work surface space available for counter top appliances. This area is enhanced by patio doors that open onto a fully enclosed, mature rear garden. A handy downstairs WC ensures the practicality of this delightful residence. A utility room further adds to the convenience of daily living.

The property boasts four generously sized bedrooms, two of which feature en-suite bathrooms, ensuring privacy and comfort for all family members. Additionally, a well-appointed family bathroom is available for all your bathing needs.

The outdoor space is a true gem, featuring a well-maintained lawn with mature shrubs and flowerbeds along with timber decking, and paved areas, making it an ideal setting for outdoor living and entertaining during the warmer months.

Situated in a sought-after location, this property is close to local amenities and benefits from excellent transport links, making it easy to access nearby towns and cities. This home is perfect for those looking for a peaceful yet connected lifestyle. Don't miss the opportunity to make this charming property your own.




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**“Spacious Property”**

## Location

Tullibody is a popular residential town in Clackmannanshire, offering the perfect balance between peaceful living and accessibility to the surrounding area which is perfect for families who enjoy the outdoors, with nearby walking routes, play parks, and outstanding scenery all on your doorstep. Local amenities are close by, including primary and secondary schools, supermarkets, cafes, parks, and health services.

For commuters, 29 Delph Wynd is ideally placed with easy access to Stirling, Alloa, and beyond via road and public transport.

## Living Room

15'4" x 11'2"

## Kitchen

## Utility

6'5" x 6'2"

## W.C

6'2" x 3'2"

## Bedroom 1

13'3" x 11'0"

## En-suite

6'5" x 6'5"

## Bedroom 2

10'4" x 9'1"

## En Suite

5'9" x 5'9"

## Bedroom 3

10'9" x 9'11"

## Bedroom 4

9'5" x 8'11"

## Bathroom

6'9" x 6'4"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

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

## 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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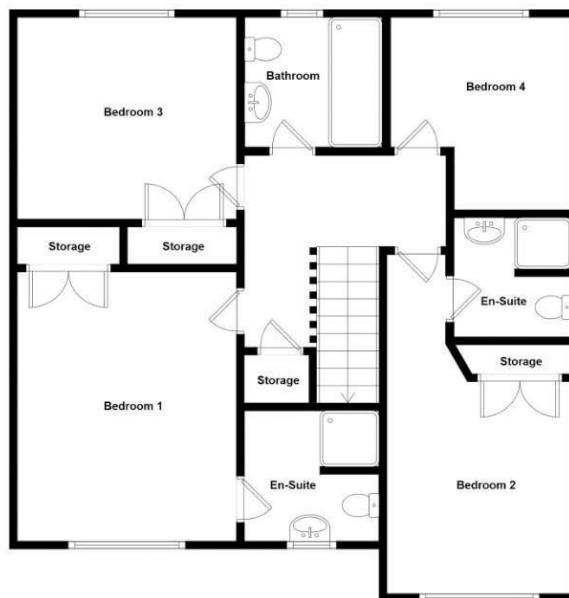
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Ground Floor



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.

