



 **O'MALLEY**

1 Provost Hunter Avenue
Alva, FK12 5PE

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Description

O'Malley Property are delighted to bring to the market, this fantastic four bedroom detached home, tucked away in a peaceful cul-de-sac on Provost Hunter Avenue, Alva.

This bright and spacious family home offers the perfect balance of comfort and style. The generous lounge and dining area is the ideal spot for entertaining with practical patio doors opening straight out to the beautifully kept garden which is the perfect spot for summer get togethers or relaxing evenings.

At the heart of the home sits the well designed kitchen, an ideal space for meal preparation, offering a range of both wall and floor units with complimentary countertops providing sufficient space for small appliances. Downstairs is also enhanced by the convenience of a W.C and utility room.

On the upper floor, there are four generous bedrooms that offer the ideal space for rest and relaxation with bedroom one further enhanced by an en-suite shower room. The family bathroom provides both a bath and separate shower cubicle.

The outdoor space is a real highlight with stunning views of the Ochil Hills creating a beautiful backdrop to the private garden. A driveway and garage add extra convenience for off road parking and storage.

Set in a friendly, sought after location, this home offers a peaceful retreat while still being close to local amenities. Stylish, practical and surrounded by scenery, this is the perfect home to put down roots in Alva.

Thinking of selling? Call our team of experts today!



“Spacious Property”

Location

Alva is centrally located within Clackmannanshire and provides a range of shops meeting day-to-day needs, with more extensive shopping available in the nearby city of Stirling. There are excellent primary and secondary schools close at hand. The road and rail networks give good access to major destinations throughout the central belt.

Living Room

14'7" x 12'9"

Dining Room

10'9" x 7'2"

Kitchen

10'9" x 8'5"

Utility

10'9" x 8'4"

W.C

4'1" x 3'8"

Bedroom 1

14'3" x 10'7"

En-Suite

5'4" x 5'2"

Bedroom 2

11'3" x 8'11"

Bedroom 3

11'3" x 8'3"

Bedroom 4

10'5" x 8'3"

Bathroom

8'1" x 6'10"

Fixtures & Fittings

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

Home Report

The home report is available upon request.

Misdescriptions Act

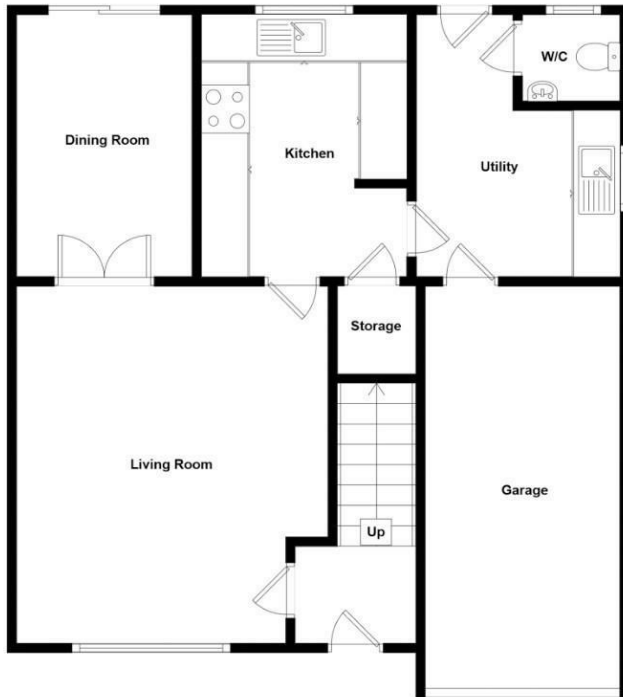
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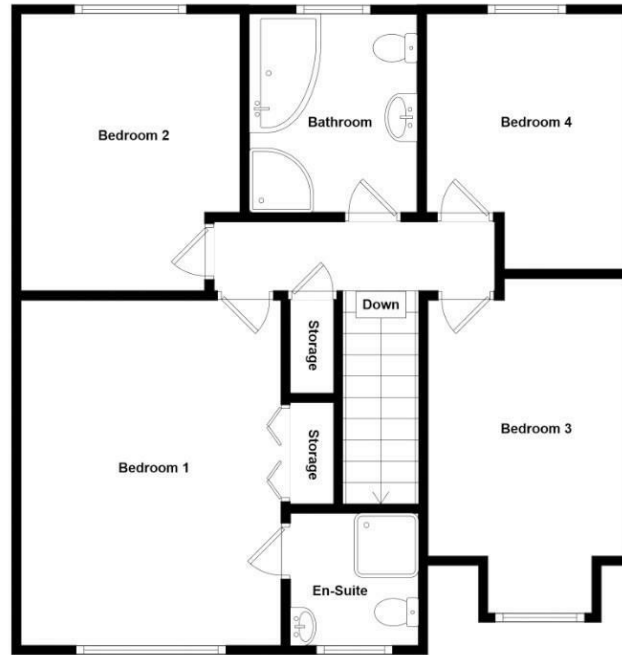
Offers Over £294,995

Viewing 9am - 9pm 7 days a week

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.



Property Misdescriptions Act 1991.
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