





Description

O'Malley Property proudly present to the market this exceptional family home, finished to a high standard throughout and offering generous, versatile living accommodation across two floors.

Every aspect of the home has been thoughtfully designed and beautifully maintained, offering a move-in ready opportunity for buyers.

The living room is positioned to the front of the house and is a spacious room that instantly creates a warm and homely feel. The kitchen is at the heart of the home and has been designed with high-quality fitted units, sleek work surfaces and high quality appliances. This is not only a practical workspace for everyday cooking but also an inviting hub for the family. Adjoining the kitchen is the sitting room and dining area, which offers generous proportions, allowing versatile furniture layouts. Double doors lead directly into the conservatory, further extending the living accommodation. A well-equipped utility room adds further practicality to the ground floor.

Furthermore, the ground floor accommodates the main bedroom, which is equipped with built-in storage wardrobes and is further enhanced by the shower en-suite. Bedroom four offers the opportunity to include a home office, nursery or play room.

The upper levels introduce you to the remaining three bedrooms, all of which easily accommodate free-standing furniture and can be adapted to suit your needs. The family bathroom is also located on the first floor and has been completed to an exceptionally high standard. The suite includes a W.C, wash hand basin, bath and separate shower cubicle.

Externally, the front of the property is approached by a spacious driveway, capable of accommodating multiple vehicles and offer access to the separate garage. To the rear, the enclosed garden includes a raised decked patio, astroturf lawn and offers both privacy and security. Adding further appeal is the summer house. Equipped with power, it offers a further versatile space.



"Spacious Property"

Location

West End Gardens in Alloa offers a tranquil residential setting with excellent access to local amenities and schools. The area is well-served by public transport, with Alloa railway station providing direct connections to Stirling, Edinburgh, and Glasgow, making it ideal for commuters . Residents can also enjoy its close proximity to West End Park. For families, West End Gardens is well-served by educational institutions., falling within Redwell Primary and Alloa Academy catchment areas.

Living Room

17'10" x 15'9"

Sitting/Dining Room

24'10" x 9'9"

Kitchen

16'1" x 10'4"

Utility

6'10" x 4'9"

W.C

9'8" x 4'9"

Bedroom 1

12'6" x 10'9"

En-Suite

9'0" x 5'0"

Bedroom 2

14'6" x 10'5"

Bedroom 3

12'7" x 9'9"

Bedroom 4

10'2" x 9'9"

Bedroom 5

8'0" x 7'8"

Bathroom

8'0" x 7'5"

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

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 £374,995

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.

