





Description

O'Malley Property proudly present to the market, this immaculate three bedroom, ground floor flat located in the highly sought after Beauclerc Street, Alva.

Finished to an exceptional standard throughout, this home will appeal to a wide variety of buyers.

Upon entering, you are welcomed with an entrance hallway which guides you throughout the home. The spacious, open plan kitchen/lounge is fitted with modern fixtures and fittings, integrated appliances and hosts ample space for free standing appliances. Furthermore, a separate utility room and a stylish W.C. add further convenience.

The property offers three versatile bedrooms, each of which can easily be adapted to suit your lifestyle, whether as a nursery, dressing room, or home office. Completing the interior is a contemporary shower room, comprising a W.C, wash hand basin, and shower cubicle.

Externally, the property enjoys a large front garden featuring a selection of stone chips, shrubs and plants. To the rear, the garden is overlooked by the Ochil Hills and has been landscaped to a high standard. Featuring a pergola, raised decked balcony and summer house.

“Spacious Property”

Location

Beauclerc Street, Alva is a quiet residential street located in the heart of the scenic Hillfoots town of Alva, Clackmannanshire. With beautiful views of the nearby Ochil Hills, it offers easy access to local shops, parks, schools, and walking trails, making it an ideal location for families and those who enjoy a quiet, picturesque setting.

Living Room/Kitchen

19'0" x 11'8"

Utility

8'0" x 3'4"

Bedroom 1

12'4" x 7'11"

Bedroom 2

9'9" x 8'11"

Bedroom 3

11'10" x 6'1"

W/C

8'2" x 3'4"

Bathroom

8'9" x 3'11"

Home Report

The home report is available upon request.

Fixtures & Fittings

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

Misdescription Act 1991

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 £179,995

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.



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