



 O'MALLEY

5 Kellie Place
Alloa, FK10 2DW

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present to the market, this beautifully presented four bedroom, semi detached house.

On entering the ground floor, you are welcomed into a generous living room with large windows that fill the space with natural light, complemented by traditional proportions and detailing. The dining room flows seamlessly into the sitting room, offering versatile living and entertaining options, while the kitchen has been modernised with stylish cabinetry, integrated appliances and quality finishes. A contemporary ground floor bathroom adds further convenience.

The first floor continues the theme of space and versatility, offering four well proportioned bedrooms. Each of these rooms benefits from natural light and has been decorated in neutral tones, providing an ideal blank canvas for new owners. The principal bedroom is notably generous, with space to accommodate a wide range of furnishings. The additional bedrooms are equally flexible, suitable for children, guests, or office space if required. A beautifully finished shower room completes the upper level, fitted with modern fixtures.

Externally, to the front, a private driveway provides ample off street parking and leads to a detached double garage. At the back, the garden is a private, low maintenance haven, perfect for relaxing outdoors. A lovely pergola creates a cosy spot for seating.



“Spacious Property”

Location

Residents of Kellie Place benefit from the town's amenities, including supermarkets, healthcare facilities, and recreational options. The town centre is a short walk away, offering a variety of shops, restaurants, and leisure facilities. Alloa railway station is within walking distance, providing direct train services to Glasgow and Edinburgh, which is ideal for commuters. Families will appreciate the nearby educational facilities. Kellie Place falls within the catchment area for Redwell Primary School, and Alloa Academy, a secondary school, is also in close proximity.

Living Room

14'0" x 12'10"

Sitting Room

11'6" x 8'8"

Dining Room

11'6" x 11'3"

Kitchen

12'5" x 9'9"

Bedroom 1

14'6" x 12'9"

Bedroom 2

12'0" x 8'5"

Bedroom 3

11'8" x 8'7"

Bedroom 4

7'7" x 7'3"

Shower Room

6'8" x 6'0"

Bathroom

9'1" x 5'10"

Home Report

The home report is available upon request.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

Miscdescription Act 1991

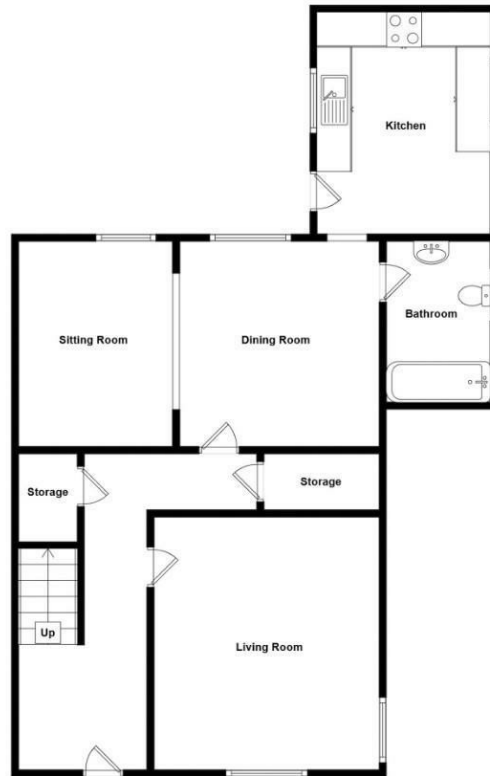
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



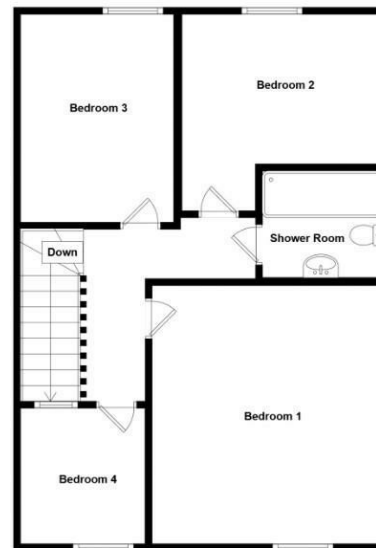
Offers Over £279,995

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.
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.