





## Description

AVAILABLE FOR LET OR TO BUY

O'Malley Property is delighted to present 33 Claremont, a spectacular and historically significant family home situated in the heart of the prestigious Claremont district of Alloa.

This distinguished six-bedroom residence represents a unique opportunity to acquire a property of remarkable heritage and refined elegance.

The original layout, including a spacious entrance porch and central hallway, sets the tone for the ground floor's sequence of generously proportioned rooms: a formal dining room, a welcoming sitting room, and a bright living room. A beautifully designed sun room looks onto the mature rear garden, inviting both day-to-day family life and social entertaining. At the centre lies a high-end bespoke kitchen, featuring a generous island, premium integrated appliances, and smooth flow into a utility room with pantry storage and discreet access to the garage—a clever reinterpretation of the former hotel kitchen layout.



Upstairs are six ample bedrooms, including the principal suite with en-suite bathroom, alongside two additional modern family bathrooms.

The rear garden is mature and enclosed, with lawn, patio space, and original stone boundary walls offering peace and privacy. A legacy of its layout, the outdoor space is ideal for both social gatherings and quiet retreat. The property itself, is set behind a stone wall and is accessed via private gates and leads directly into a large driveway, suitable for multiple vehicles.

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**“Spacious Property”**

### Location

Claremont remains one of Alloa's most exclusive residential streets, home to a collection of early 20th-century villas and protected listed buildings. From here, you're moments from local schooling, excellent transport links—including Alloa Train Station and the town centre, while remaining tucked away in a serene, tree-lined setting. 33 Claremont is more than a home, it is a residence of architectural distinction and layered history.

### Living Room

18'1" x 14'8"

### Sitting Room

13'9" x 13'2"

### Dining Room

18'1" x 14'8"

### Sun Room

15'1" x 7'10"

### Kitchen

30'5" x 22'7"

### Utility

12'1" x 9'11"

### W/C Front

9'1" x 4'10"

### W/C Off Kitchen

10'10" x 2'11"

### Bedroom 1

18'7" x 14'6"

### Bedroom 2

14'8" x 9'11"

### En-Suite

10'5" x 6'2"

### Bedroom 3

15'1" x 13'7"

### Bedroom 4

13'10" x 13'6"

### Bedroom 5

14'8" x 13'6"

### Bedroom 6

10'2" x 10'1"

### Bathroom 1

7'10" x 6'6"

### Bathroom 2

7'1" x 5'5"

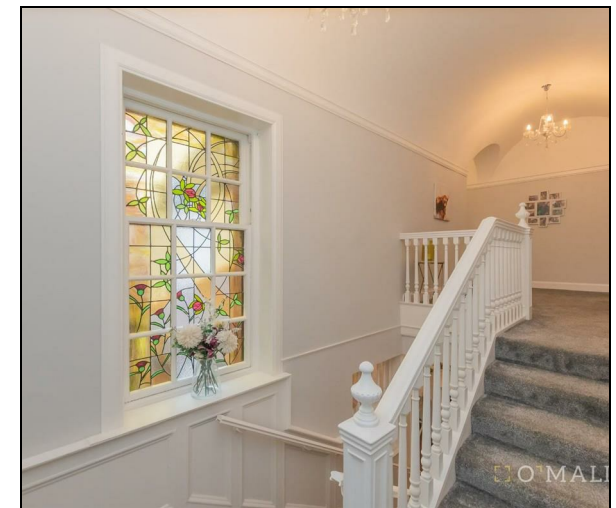
### Home Report

The home report is available upon request.

### Fixtures & Fittings

#### A storied past

Built in 1905 by John Melvin & Son, under William Kerr's guidance, as the manse for the United Free Church, this Category C listed Edwardian villa is noted for its arts-and-crafts design, high ceilings, and refined stonework.



**£2,500 Per Month**

**Viewing 9am - 9pm 7 days a week**

Ground Floor



1st Floor



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