



 **O'MALLEY**

3 Mulloch Avenue
Falkirk, FK2 7GA

omalleyproperty.com
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Description

O'Malley Property welcome you to 3 Mulloch Avenue, Falkirk, an outstanding four bedroom, four bathroom property located in a quiet residential area on the outskirts of the town. Finished to an exceptional standard, this property is presented to you in true walk in condition, waiting for you to call it home.

Upon entering you'll find an inviting hallway that connects all areas of the home. Positioned at the front of the property, is the spacious lounge featuring a bay window that allows natural light to flood the room. This is an ideal space for entertaining family & friends or relaxing after a long day.

The large kitchen/diner sits to the rear of the property with sleek gloss cabinetry and integrated appliances, this kitchen provides the perfect space for meal preparation whilst socialising. Patio doors overlooking the rear garden enhance the dining space. The functional utility room and W.C can be accessed via the kitchen, with an external door to the rear garden also available.

Ascending the stairs from the hallway, you are greeted by the four spacious bedrooms with the master bedroom and bedroom 2 further benefitting from en-suite shower rooms. Built in storage is available in three of the bedrooms whilst bedroom four is currently set up as an office but has the versatility to be a guest bedroom, hobby room or workspace.

Completing the first floor, is the family bathroom, decorated in soft tones, it offers the ideal space for relaxing in the bath for your self-care routine.

Externally, parking is available via the driveway at the front of the garage, as well as a well-maintained lawn area. The rear garden provides several seating options on the paved patio or raised decked areas, perfect for outdoor living and enjoying the tranquility of the area.

Call our team today to secure your viewing appointment.

"Spacious Property"

Location

Mulloch Avenue is situated on the outskirts of Falkirk, a bright and vibrant town, close to local amenities and transport links to the wider central Scotland area. With uninterrupted views of the playpark, this home sits in a prime location in this quiet residential estate.

Lounge

15'3" x 11'1"

Kitchen

20'9" x 10'0"

Utility

6'5" x 6'2"

W.C

6'2" x 3'2"

Master bedroom

13'3" x 11'1"

Master En-Suite

6'5" x 5'9"

Bedroom 2

10'4" x 9'2"

En-Suite

5'10" x 5'9"

Bedroom 3

10'10" x 9'11"

Bedroom 4

9'5" x 8'11"

Bathroom

6'10" x 6'4"

Fixtures & Fittings

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

Home Report

The home report is available upon request. Contact our team today.

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.

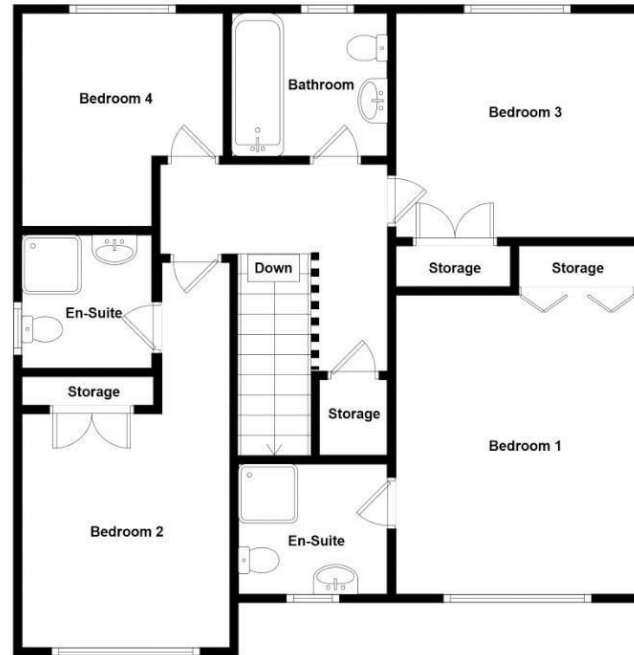
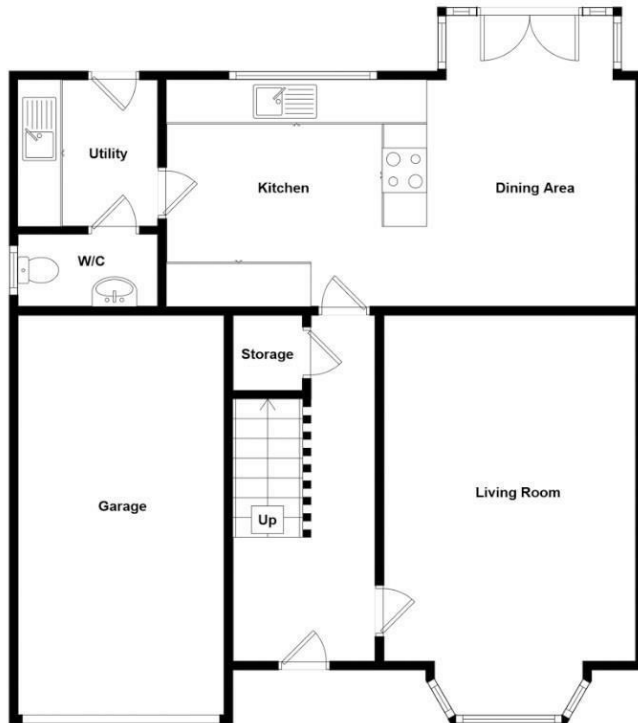


Offers Over £349,995

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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