





Description

O'Malley Property welcome you to The Pheasantry, Alloa, a well maintained 3 bedroom detached home in the popular Alloa Park development. This versatile property, set over two levels, offers practical solutions for family living.

The lounge features neutral decor and a large front facing window that fills the space with natural light. A fitted media wall provides an ideal spot for a large TV and shelving for display or storage. With additional space available for comfortable furnishings, the lounge provides the perfect space for relaxing or entertaining family and friends.

From the lounge, an internal door leads to the rear hallway with access to the open plan dining kitchen and ground floor W.C. The kitchen offers generous storage, modern work surfaces and integrated appliances, creating a practical space for cooking and entertaining. French doors open onto the south facing enclosed rear garden, allowing plenty of light into the dining area. The staircase to the upper floor features a contemporary glass and steel balustrade.

Upstairs, there are three double bedrooms. The main bedroom provides the ideal retreat after a long day and further benefits from an en-suite shower room with a double shower enclosure, W.C., and wash hand basin. The two additional bedrooms include built-in wardrobes, providing convenient storage space as well as ample room for free standing furniture.

Completing the upper accommodation, is the spacious family bathroom, comprising bath, W.C & wash hand basin. All three bathing options within the property have been completed to a high standard and offer modern fixtures within.

Externally, the rear garden is mainly hardscaped with steps leading to a lawned area, offering a low-maintenance outdoor space, with a woodland backdrop, it's ideal for relaxing or entertaining.

The double private driveway & garage complete the facilities available at this wonderful home.

To arrange a viewing & early interest, please contact our team on 01259 212337

"Spacious Property"

Location

The Pheasantry Alloa is ideally located with various amenities nearby including; leisure and community activities, retail, schooling and various other public services. The property also benefits from its close proximity to rail networks and the Clackmannanshire Bridge providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Lounge

14'5" x 12'2"

Kitchen

17'4" x 10'4"

Utility

8'5" x 6'3"

W.C

6'7" x 3'4"

Master Bedroom

13'3" x 9'4"

En-Suite

6'5" x 4'9"

Bedroom 2

12'6" x 9'1"

Bedroom 3

11'8" x 9'4"

Bathroom

6'5" x 5'5"

Garage

11'8" x 8'5"

Fixtures & Fittings

All standard light fittings and blinds will be included. The hot tub can be included in the sale at an agreed price. Factors take care of the large grass section to the front of the property along with the trees - factors are £209 per year. Integrated appliances include wine fridge, dishwasher, fridge, freezer, oven, hob and extractor fan, as well as the free-standing washing machine but not the tumble dryer.

Home Report

The home report is available upon request.

Misdescriptions Act

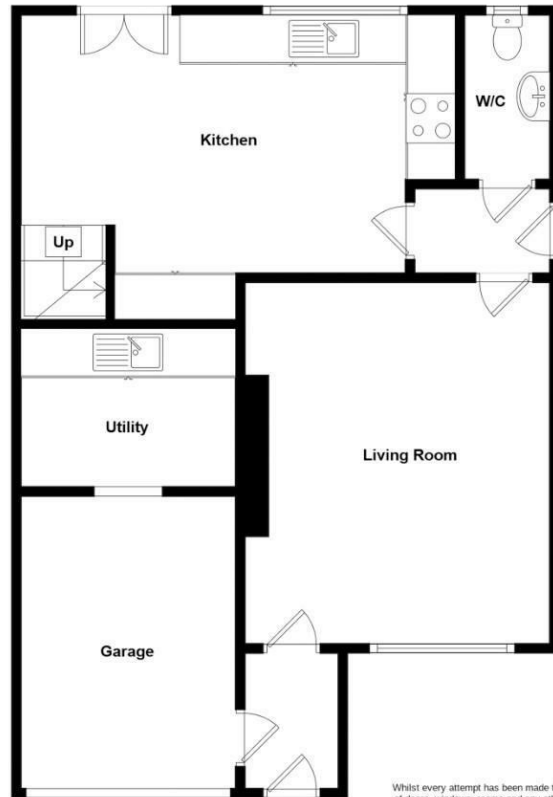
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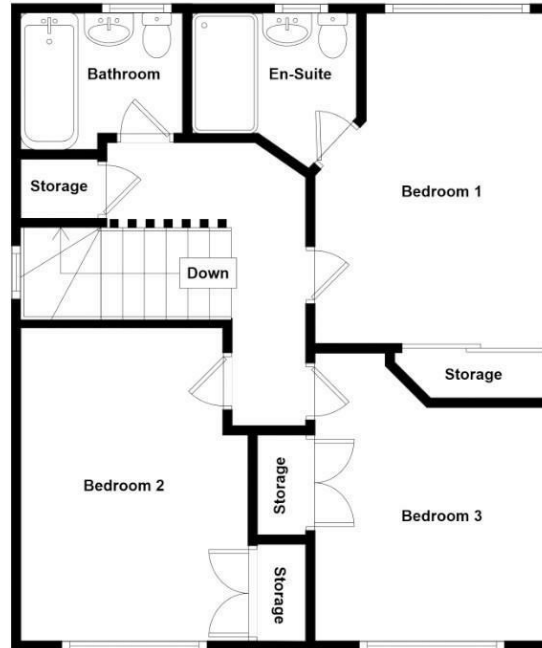
Offers Over £259,995

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.

