







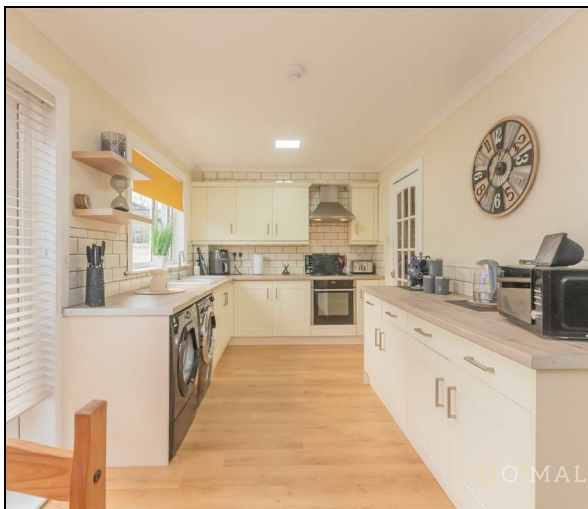
## Description

O'Malley Property are delighted to present to the market, this well proportioned three bedroom mid terraced home, located in the popular Branshill Park area of Sauchie.

Upon entering, you are welcomed into the entrance hallway, which offers convenient storage and provides separate access to both the spacious living room and the kitchen. The living room is bright and welcoming, offering plenty of space for relaxing. To the rear of the property, the modern kitchen features ample worktop space, a range of wall and base units, and French doors that open directly out to the rear garden, allowing natural light to flow in and creating an easy indoor outdoor connection.

The upper level comprises three generously sized bedrooms, each offering flexibility for use as sleeping accommodation, a home office or nursery. Two of the bedrooms benefit from built in storage, helping to keep the home organised. The family bathroom completes this level and includes a bathtub with overhead shower, wash hand basin and W/C.

The property enjoys both front and rear gardens, with the rear garden providing a private, low maintenance outdoor space ideal for relaxing or outdoor dining. The home is positioned within a well established residential area and benefits from convenient on street parking directly nearby.



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**“Spacious Property”**



**Living Room**

14'11" x 11'6"

**Kitchen**

17'8" x 8'5"

**Bedroom 1**

11'8" x 11'6"

**Bedroom 2**

11'8" x 6'10"

**Bedroom 3**

10'6" x 8'5"

**Bathroom**

6'5" x 5'7"

**Location**

Sauchie is a well connected village in Clackmannanshire, offering a great balance of everyday convenience. The area provides a good mix of local shops, schools and leisure facilities, with larger supermarkets and additional amenities nearby in Alloa. Excellent transport links make travelling to Stirling, Falkirk and further afield easy, whether by road or public transport. Sauchie's blend of accessibility and quiet residential pockets makes it a popular choice for a wide range of buyers.

**Home Report**

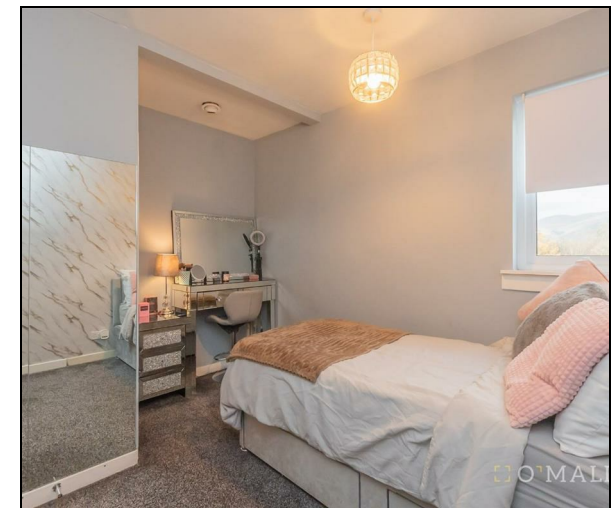
The home report is available upon request.

**Fixture & Fittings**

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

**Property Misdescriptions Act 1991**

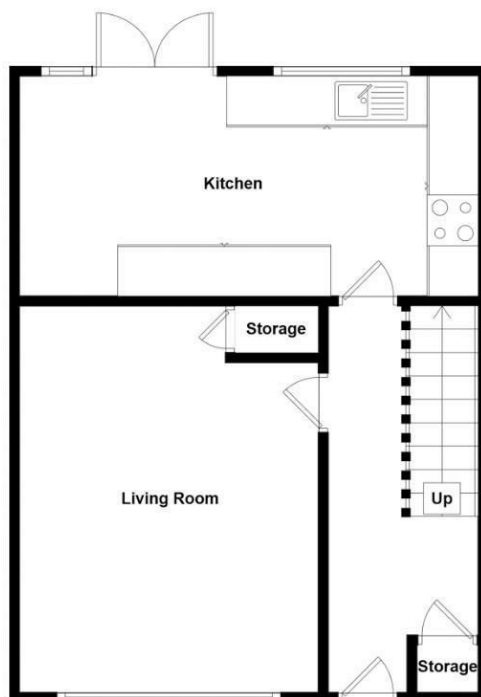
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating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



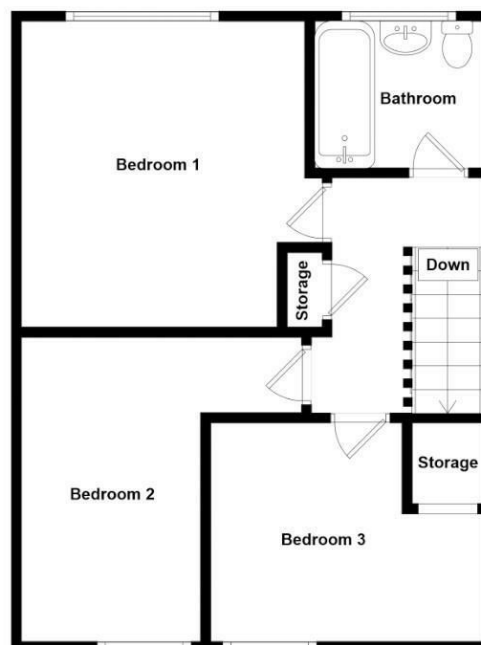
**Offers Over £139,995**

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

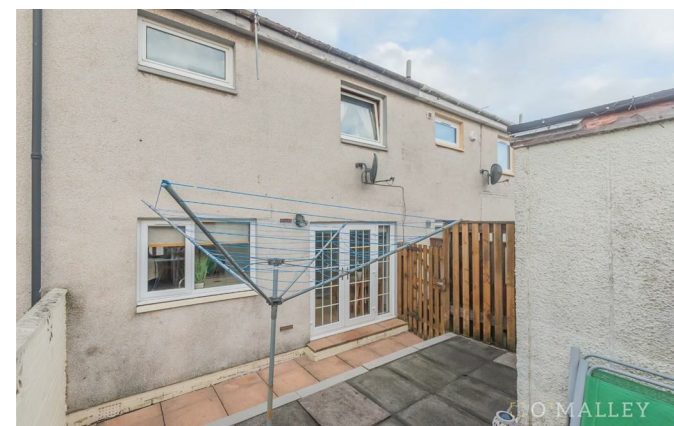
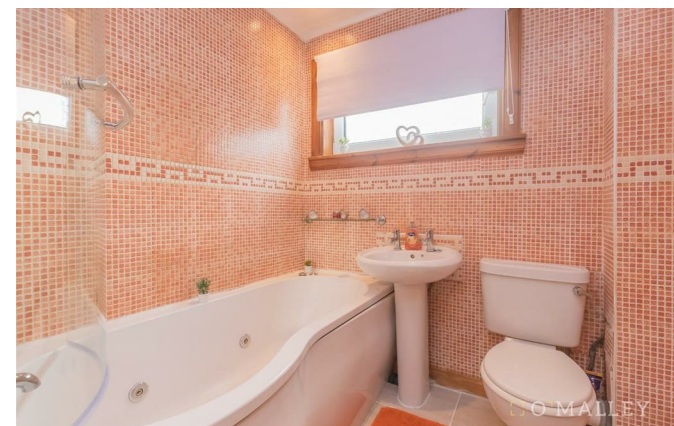
Ground Floor



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.



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