



**O'MALLEY**

**34 Roundelwood**  
Alloa, FK10 3DG

**O'MALLEY**  
PROPERTY

[omalleyproperty.com](http://omalleyproperty.com)  
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## Description

O'Malley Property proudly present to the market, this two bedroom, end of terrace house located on Roundelwood, Sauchie.

This property is presented to the market in true walk-in condition and is suitable for the likes of first time buyers or investors.

Upon entering, you are welcomed with an entrance hallway, including stair access to the upper level. The lounge is dressed in neutral tones and offers versatile options for free standing furniture. Furthermore, there is a separate dining room with patio doors that lead to the rear garden. The modern fitted kitchen is the heart of the home and has been modernised with sleek cabinetry, complementary worktops and integrated appliances including a fridge, freezer, oven and induction hob.

In addition, the property offers two well proportioned bedrooms, both of which offer ample space for free standing furniture. Completing the property is the bathroom, which comprises of a W.C., wash hand basin and bath with overhead shower combination.

Externally, the property enjoys an end terrace plot, with the front gardens featuring stone chips throughout. The rear garden has been recently landscaped with low maintenance in mind. There is a shed, fully equipped with power, currently being used as a home office.



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**“Spacious Property”**

## Location

Roundelwood is a well-established residential location within the popular village of Sauchie, offering a convenient and desirable setting for a wide range of buyers. The area benefits from a peaceful environment while remaining within easy reach of local amenities, schooling, and transport links. The location is well placed for commuters, with good road connections to the wider Clackmannanshire area and beyond.

## Living Room

11'6" x 13'1"

## Kitchen

9'4" x 8'4"

## Dining Room

9'4" x 8'4"

## Master Bedroom

11'5" x 12'7"

## Bedroom 2

14'11" x 9'2"

## Bathroom

6'4" x 5'11"

## Home Report

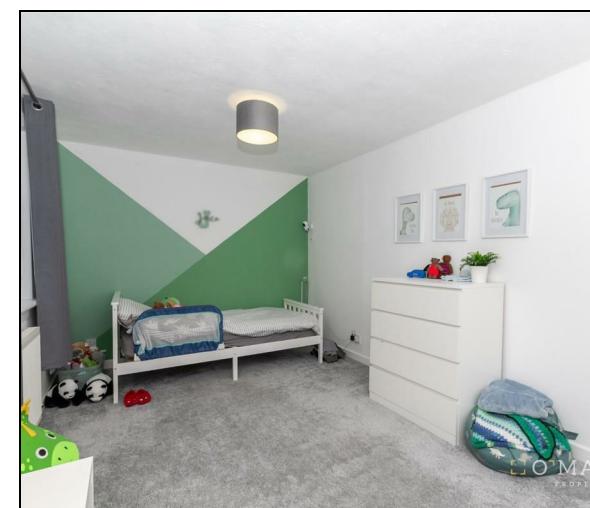
The home report is available upon request.

## Fixtures & Fittings

All carpets, floor coverings, light fittings, integrated appliances, blinds and rear garden shed is included in the sale.

## Misdescription Act

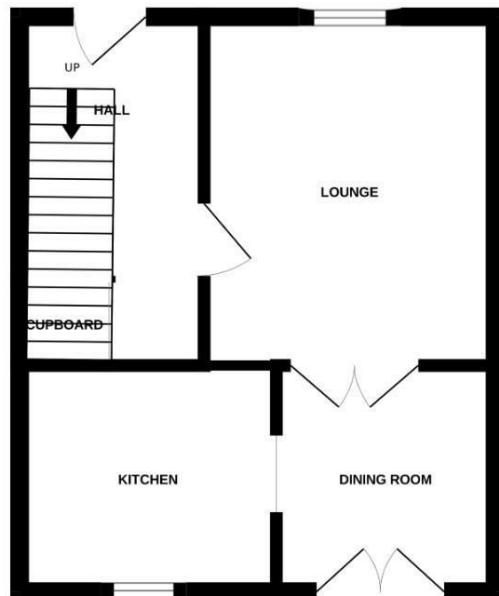
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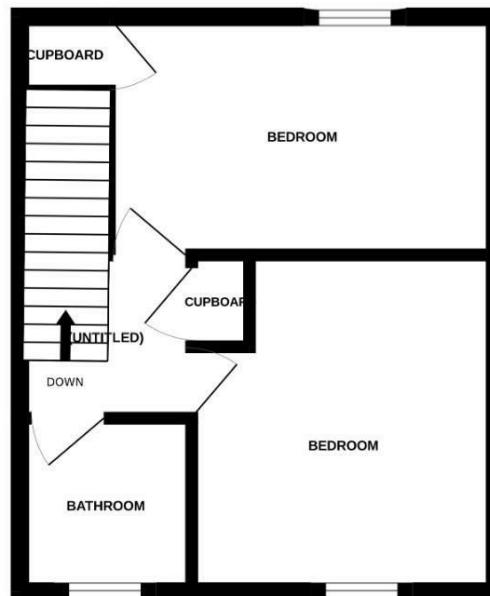
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## GROUND FLOOR



## 1ST FLOOR



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