



 O'MALLEY

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**13A High Street**  
Alloa, FK10 4RJ

**omalleyproperty.com**  
**01259212337**



## Description

Located centrally in Kincardine, this one-bedroom upper floor flat is perfectly positioned for first-time buyers, downsizers, and buy-to-let investors. Offering convenience and comfort, it presents an ideal opportunity to enjoy the charm of this quaint town.

The lounge, situated at the front of the property, features neutral décor and a large window that floods the room with natural light. With its spacious layout, it easily accommodates a variety of your free-standing furniture. Next to the lounge is the bedroom, which comfortably fits a double bed and offers a degree of built-in storage space.

The well-appointed bathroom comprises a W.C, wash hand basin and both a bath and a practical overhead shower. A standout feature of this property is the newly fitted kitchen. With its fresh white design, it features a range of wall and base-mounted units. Designed with both practicality and convenience in mind, it's a functional kitchen space.

Warmth is provided by electric heating. Externally, there is on street parking available. At the rear, discover a private garden area, ready for your personal landscaping touch.



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**“Spacious Property”**

## Location

Kincardine is a charming small-town gem, boasting the iconic Kincardine bridge for seamless commuting to nearby towns and cities. With local amenities and schools conveniently located, everything you need is right at your doorstep.

## Living Room

14'7" x 11'7"

## Kitchen

11'10" x 7'10"

## Bedroom

14'6" x 9'7"

## Bathroom

7'0" x 5'6"

## Home Report

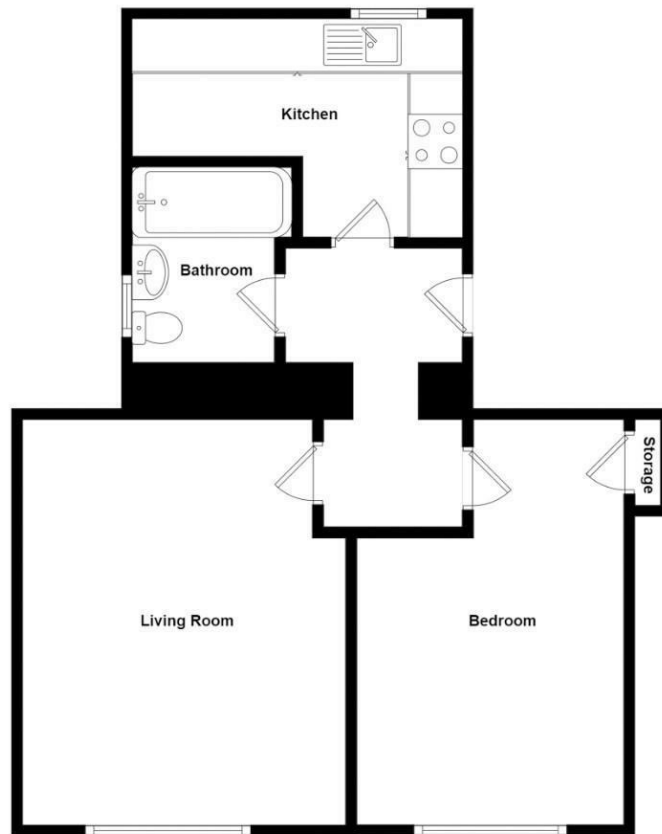
The home report is available upon request.



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**Fixed Asking Price £72,500**

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



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.

