



O'MALLEY
PROPERTY

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27 Rose Street
Tullibody, FK10 2SZ

omalleyproperty.com
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Description

O'Malley Property are delighted to bring to the market this modern and versatile three bedroom family home, situated within Rose Street, Tullibody.

The ground floor features a spacious lounge/diner, providing a generous main living and entertaining space, with patio doors opening directly onto the rear garden. The kitchen offers good levels of storage and workspace, with a convenient WC also located on this level. The former garage has been converted into a sizeable utility/office area, offering excellent versatility and the potential to suit a variety of requirements.

Upstairs, the property offers three well proportioned bedrooms, with the generous master bedroom benefiting from a private en-suite. Bedrooms two and three both provide good sized accommodation, with plenty of space for bedroom furniture and additional furnishings. A three piece family bathroom completes the first floor, alongside useful storage cupboards and a spacious landing area.

To the front, the property benefits from a private driveway providing off street parking. The rear garden is generously sized and designed for low maintenance, offering ample space for outdoor seating, entertaining and family use. A summer house provides further valuable space and could be utilised as a home office, hobby room or additional storage.

“Spacious Property”

Location

27 Rose Street is situated within the popular Muirside estate in Tullibody, a well established residential area offering a convenient setting for families and commuters alike. Tullibody provides a good range of local amenities, including shops, schools, a health centre, library and sports facilities, while the surrounding area offers plenty of opportunities for outdoor recreation. The nearby Ochil Hills and Gartmorn Dam Country Park provide attractive countryside and walking routes, while the town's excellent road links give easy access to Alloa, Stirling and the wider Central Scotland area. With a selection of primary and secondary schooling close by and everyday amenities readily accessible, the location offers a convenient balance of community living, accessibility and countryside on the doorstep.

Lounge

19'8" x 11'1"

Kitchen

12'9" x 4'7"

Utility

15'8" x 7'6"

W/C

3'7" x 4'7"

Master bedroom

12'1" x 10'5"

En-suite

8'10" x 3'11"

Bedroom 2

9'10" x 8'6"

Bedroom 3

8'6" x 8'6"

Bathroom

8'10" x 4'3"

Home report

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

Fixtures & fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

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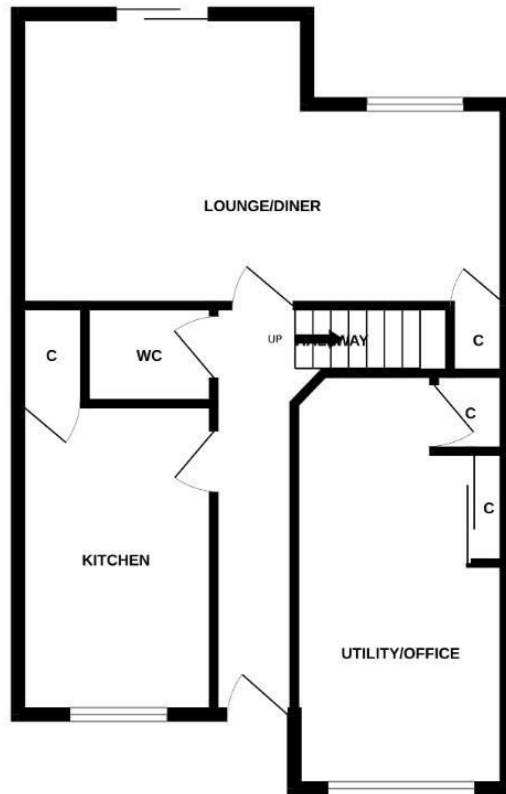
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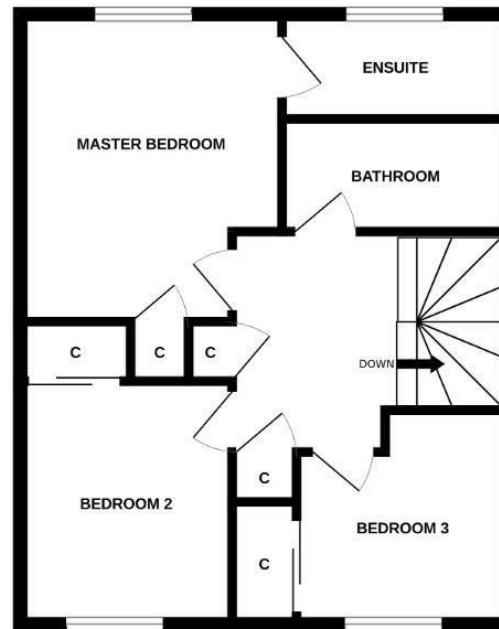
Offers Over £249,995

Viewing 9am - 9pm 7 days a week

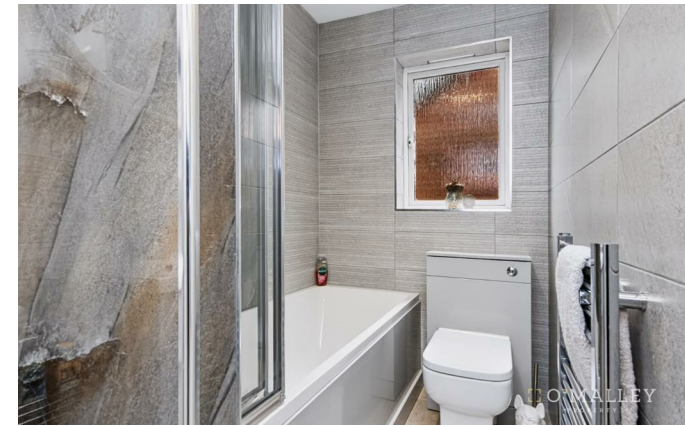
GROUND FLOOR



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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