



1, King O Muirs Farm Steading,  
Alloa, Clackmannanshire FK10 3AL

Offers Over £495,000

County Estates is thrilled to introduce this exceptional steading, boasting breathtaking panoramic views of the Ochil Hills and seamlessly blending contemporary comfort with countryside living. The spacious and versatile accommodation is perfectly suited for modern family life, offering both style and functionality in a picturesque setting. The property comprises of: a welcoming entrance hallway, a beautiful lounge with dining area, a W.C and a fabulous kitchen with an open plan family room and a utility room. There are a further four good sized double bedrooms (two with en-suite shower rooms) and a stylish family bathroom. The property is situated in a courtyard setting to the front, with stunning private gardens to the rear with a summerhouse and an outhouse and an integral garage and driveway.

This semi-detached steading is set in a semi-rural location on the outskirts of Glenochil Village, which benefits from being approximately 1.5 miles from Tullibody and 3 miles from Alloa which both provide excellent educational facilities ranging from nurseries to primary/secondary schools. A wide range of recreational and retail facilities can be sought within the neighbouring towns and villages. Glenochil is also within close proximity to the rail link and road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

## Entrance

Entrance is via a wood effect composite door, leading to the entrance hallway.

## Entrance Hallway

The entrance hallway has hardwood flooring throughout and has two windows overlooking the front of the property, making it a bright and welcoming space. The hallway provides access to the principle bedroom, kitchen, living/dining room and the W.C. The space also houses a built in storage cupboard that provides access to the electrics.

## Principal Bedroom

12' 7" x 11' 11" (3.83m x 3.63m)

The principal bedroom is carpeted throughout, and has a window overlooking the rear with fantastic views. The spacious bedroom features a built-in triple wardrobe with mirrored sliding doors for ample storage space and a convenient wall mounted TV, and further benefits from a modern en-suite.

## En-suite

5' 7" x 6' 2" (1.70m x 1.88m)

The en-suite features a tiled floor and wet-wall panelling, with a corner shower enclosure and an electric shower, a vanity sink unit with a mirrored cupboard above, a W.C and a convenient towel radiator.

## Family Bathroom

9' 1" x 6' 3" (2.77m x 1.90m)

The stylish family bathroom is beautifully fully tiled throughout, exuding contemporary elegance. It features a freestanding bath, a corner shower enclosure with a luxurious LPG shower, a W.C., and a sleek vanity sink unit. An opaque window to the front ensures privacy while allowing natural light to fill the space. Completing the modern design is a sophisticated wall-mounted LED mirror, adding a touch of contemporary flair and practical illumination.

## Bedroom Two

12' 8" x 8' 4" (3.86m x 2.54m)

The second double bedroom is to the rear with stunning views, a built-in wardrobe and a further storage cupboard. This bedroom also benefits from an en-suite shower room and provides access to the integral garage.

## En-suite

5' 1" x 4' 5" (1.55m x 1.35m)

The en-suite which is accessed from bedroom two has a vanity sink unit, a W.C and a shower enclosure with an electric shower, with an opaque window to the rear.





### Bedroom Three

12' 2" x 8' 4" (3.71m x 2.54m)

The third double bedroom is to the rear with a door giving direct access to the rear garden, carpeted flooring and ample room for free-standing furniture.

### Bedroom Four

10' 4" x 9' 8" (3.15m x 2.94m)

Bedroom four is currently utilised as a gym with carpeted flooring, a built-in double wardrobe with mirrored sliding doors and a window overlooking the front of the property.

### Heating & Glazing

The property is heated with a LPG heating system and is fully double glazed throughout.

### Gardens

The property is nestled in a stunning courtyard setting at the front, featuring a meticulously maintained private garden with a lush lawn, vibrant plants, and shrubs. The secluded rear garden is equally impressive, beautifully landscaped with a sleek blocked paved patio, a charming stone-chipped section, and a low-maintenance artificial lawn. Ample seating areas are thoughtfully positioned to enjoy the breathtaking views over the valley. Additionally, the garden boasts a charming summer house and an outhouse equipped with electrics, providing perfect spaces for relaxation and outdoor entertaining.

### Garage & Parking

The property features a single integral garage with a stone chipped driveway providing parking for Approx. 2 vehicles with additional parking available in the courtyard.



