



 O'MALLEY

12 Hill Street
Alloa, FK10 2BC

omalleyproperty.com
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Description

O'Malley Property is please to bring to the market this ground floor traditional flat set in a quiet area of Alloa.

This two bedroom ground floor flat accessed from the street offers a fantastic opportunity for first time buyers, downsizers, or buy-to-let investors. The property provides a bright a spacious living area.

Entering the property the hall way takes you into the property, taking the first room on your left into the spacious lounge. The large windows in the lounge allowing plenty of daylight in keeping the room well lit. The well placed electric fire keeping the room cosy and warm.

Moving to the kitchen which is modernised offering a practical layout with good storage and worktop space. The Master bedroom is at the far side of the property with a south facing window, this allows plenty of natural daylight in through the day. Just beside the Master bedroom is the second bedroom, which has plenty of space and a well located window allowing plenty of natural light in.



The bathroom offers an over shower bath, giving the best of both options. Brightly presented with a window allowing in the light. There is also a utility room in the property at the back with space for a washing machine and freezer. Exiting through the back door there is storage space in a shared outhouse. The shared garden then extends out the back and is south facing.

“Spacious Property”

Location

Situated in a popular residential area of Alloa, 12 Hill Street is conveniently located close to the town centre, offering a wide range of shops, supermarkets, cafés, leisure facilities and schools. Excellent transport links include Alloa Railway Station, with regular services to Stirling and Glasgow, as well as easy access to the M9. Nearby parks, walking routes and the Ochil Hills provide excellent outdoor recreation, making this a well-connected and desirable location.

Lounge

11'5" x 17'0"

Kitchen

11'9" x 5'10"

Master Bedroom

12'5" x 7'10"

Bedroom

11'9" x 7'6"

Bathroom

9'10" x 4'3"

Utility

2'11" x 9'10"

Home Report (Paragraph)

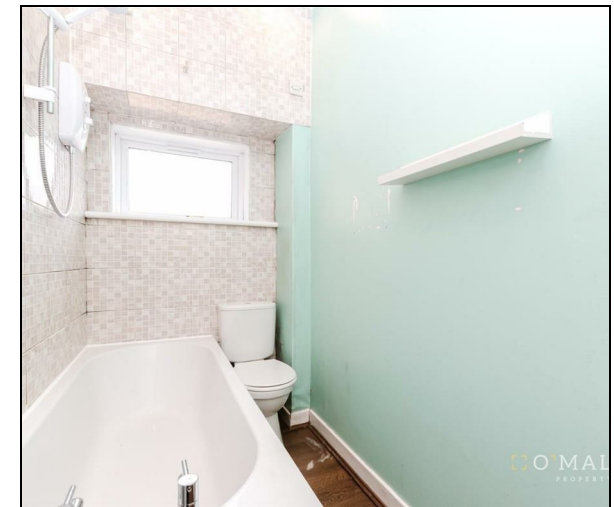
The home report is available upon request. Contact our team today.

Fixtures & Fittings

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

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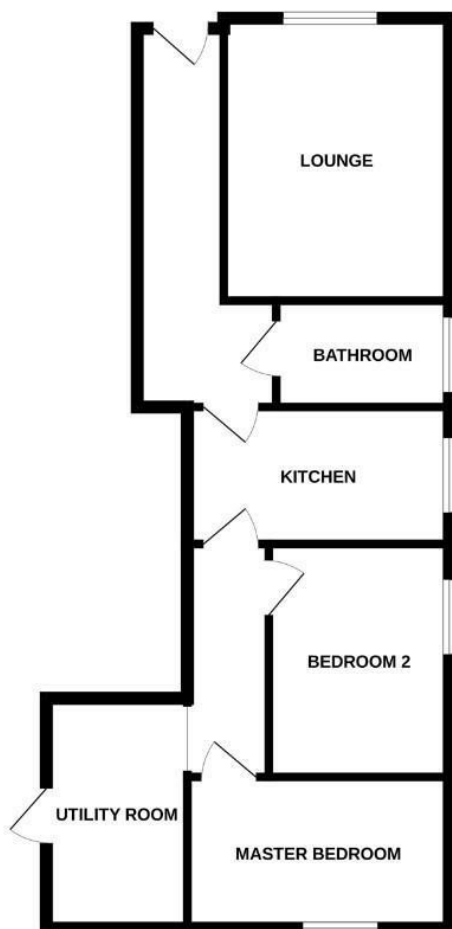
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating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



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GROUND 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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