

O'MALLEY

7 Rhodders Grove
Alva, FK12 5ER

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Description

O'Malley Property are delighted to present to the market this three bedroom house located on Rhodders Grove, Alva.

This well-proportioned home offers comfortable family living across two levels. The ground floor welcomes a bright and spacious lounge, benefiting from a large front-facing window that floods the room with natural light, creating an ideal setting for both relaxation and entertaining.

Completing the ground floor is a generous dining kitchen, offering ample space for both cooking and family dining. Benefiting from excellent natural light and direct access to the rear garden, this versatile space is perfectly suited to modern family living and social occasions.

The first floor comprises two well-proportioned double bedrooms, both benefiting from useful built-in storage, alongside a comfortable third bedroom offering flexibility for a growing family, nursery, home office or guest accommodation. Completing the upper accommodation is a bright and well-presented family bathroom, fitted with a white three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property enjoys a fully enclosed rear garden, thoughtfully designed for ease of maintenance. The generous outdoor space provides an ideal environment for children to play, outdoor dining and entertaining, whilst offering a good degree of privacy. A particular highlight of the garden is the stunning backdrop of the Ochil Hills, creating an attractive setting and bringing the surrounding countryside right to your doorstep. The property further benefits from off-street parking to the front, adding to both its practicality and appeal.

"Spacious Property"

Location
Rhodders Grove is a residential area in Alva Clackmannanshire, Scotland. The area is mainly surrounded by established housing and local streets, creating a quiet and settled residential environment. Rhodders Grove, is close to the wider amenities of Alva, including local shops, schools, parks, cafes and community facilities. Alloa town centre is also nearby, providing a wider choice of shops and services, while the town has good road and rail links to surrounding areas such as Stirling. The area offers a practical location for residents, combining a residential setting with convenient access to the facilities and services available in Alva.

Lounge
13'0" x 14'11"

Kitchen
16'3" x 9'3"

Master Bedroom
8'11" x12'9"

Bedroom 2
9'4" x 9'8"

Bedroom 3
7'3" x 7'3"

Bathroom
6'8" x 5'4"

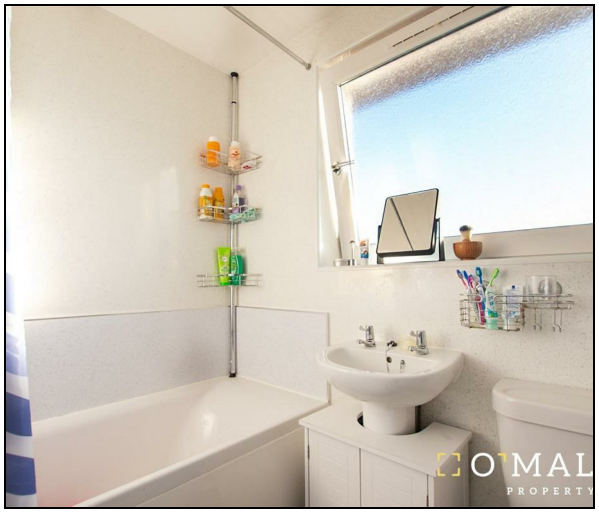
Fixtures and Fittings
All fitted carpets, floor coverings and integrated appliances are included with the sale.

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

Misdescriptions Act
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.



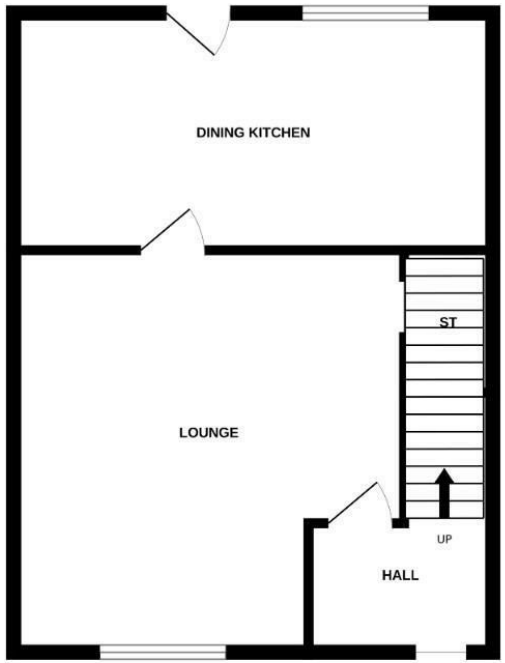




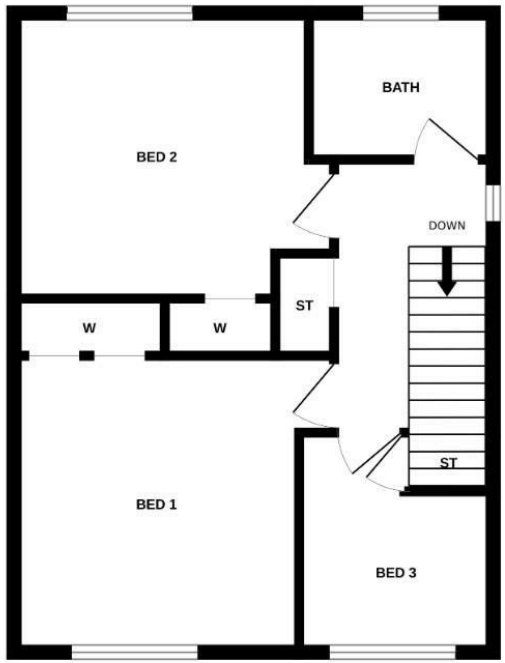
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GROUND FLOOR



FIRST FLOOR



7 RHODDERS GROVE

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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