



**O'MALLEY**

**82 Sandpiper Meadow**  
Alloa, FK10 1QU

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



## Description

**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\***

O'Malley Property are delighted to present to the market this spacious and well presented four bedroom detached family home located within the highly sought after Sandpiper Meadow development in Alloa.

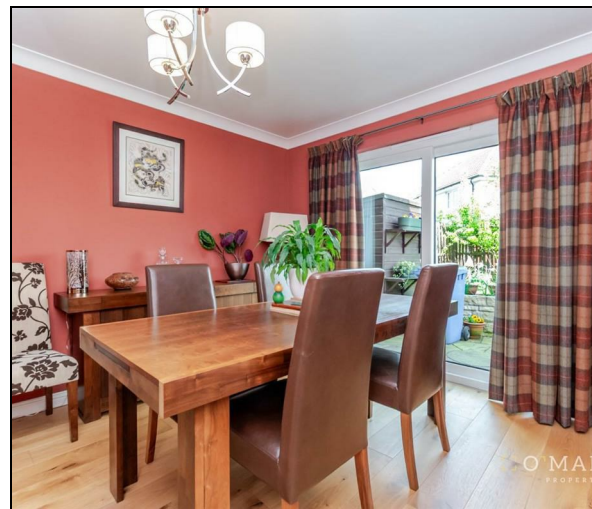
Upon entering, you are welcomed into a bright entrance hallway with access to the convenient ground floor W/C and staircase leading to the upper accommodation. The spacious lounge is beautifully proportioned and enhanced by a charming bay window formation, creating a bright and inviting living space ideal for both relaxing and entertaining.

To the rear of the property, the dining room provides an excellent setting for family meals and social occasions, with French doors opening directly onto the rear garden, allowing for a seamless indoor and outdoor flow. The kitchen is well appointed with a range of wall and base mounted units, ample worktop space and direct access to the rear garden, making it both practical and functional for everyday family life.

The upper level comprises four well proportioned bedrooms. The impressive master bedroom benefits from a modern en suite shower room and fitted storage. Bedroom two is a generous double room with built in storage, while bedrooms three and four also offer excellent flexibility for growing families, guests or home working requirements. The contemporary three piece family bathroom completes the upper accommodation.

Externally, the property enjoys a private driveway leading to the integral garage, providing excellent off street parking and additional storage options. The rear garden offers a fantastic outdoor space ideal for entertaining, relaxing and family use.

This excellent family home combines spacious accommodation with a highly desirable location, making early viewing highly recommended.



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**“Spacious Property”**

### Location

Sandpiper Meadow is a highly regarded residential development located within Alloa, offering a peaceful and family-friendly setting with excellent access to local amenities. The area is ideally positioned close to supermarkets, schools, leisure facilities and everyday conveniences, while Alloa town centre is only a short distance away providing a wider range of shops, cafés and transport links. For commuters, the location benefits from easy access to the nearby rail station and major road networks connecting to Stirling, Glasgow, Edinburgh and the wider Central Belt. Surrounded by attractive scenery and green space, Sandpiper Meadow remains a popular choice for families and professionals alike.

### Lounge

15'6" x 11'1"

### Dining

11'1" x 10'5"

### Kitchen

14'10" x 10'6"

### WC

6'10" x 2'11"

### Garage

19'8" x 7'6"

### Master Bedroom

14'11" x 11'3"

### En-suite

6'4" x 4'11"

### Bedroom 2

13'11" x 9'10"

### Bedroom 3

11'3" x 7'11"

### Home office

9'8" x 7'11"

### Bathroom

7'4" x 5'5"

### Home Report

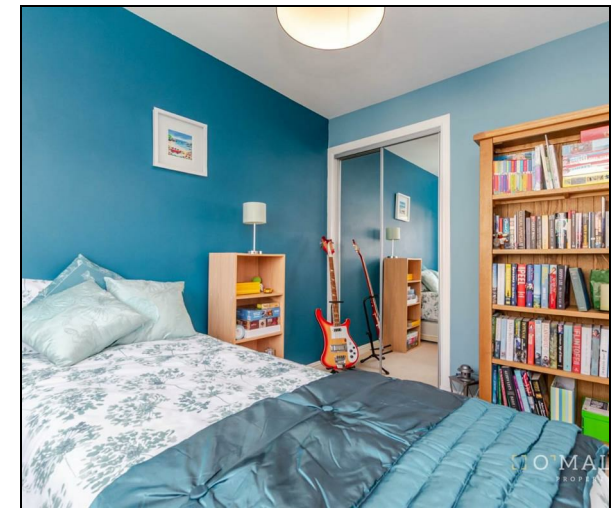
The home report is available upon request. Contact our team.

### Fixtures & Fittings

All carpets, floor coverings, light fittings are included in the sale

### Misdescriptions Act

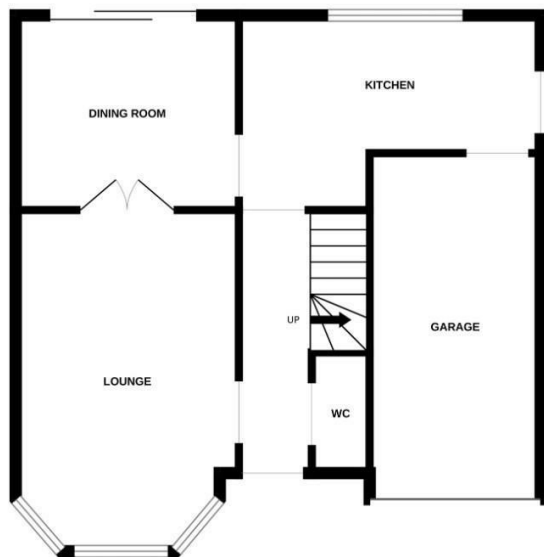
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating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



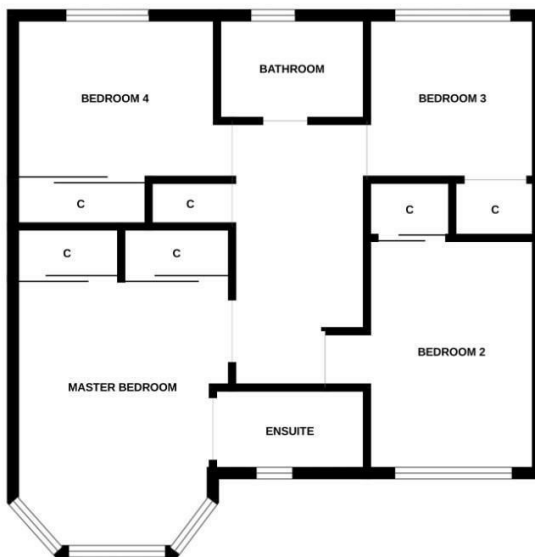
**Offers Over £299,995**

**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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