



**O'MALLEY**  
PROPERTY

**O'MALLEY**

**39 Church Street**  
Alloa, FK10 1DH

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



## Description

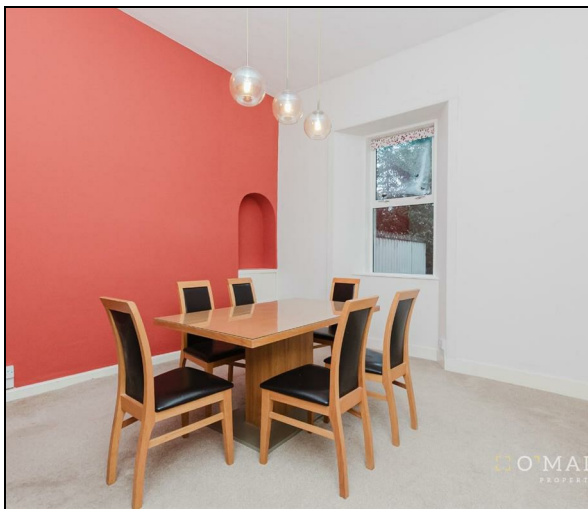
O'Malley Property proudly present to the market this fantastic, three bedroom, mid terrace home, ideally located in Church Street, Alloa.

This charming property boasts a wealth of traditional features, generous living space and broad appeal to a variety of buyers, including families and first-time purchasers alike.

Upon entering, you are welcomed by an impressive entrance hallway complete with traditional coving and staircase, providing access throughout the home. The front-facing lounge is bright and spacious, featuring high ceilings, large windows and ample room for freestanding furniture. There is also a separate dining room which offers flexibility to be used as a snug, home office or potential fourth bedroom. The kitchen is fitted with a range of wall and base units, complementary worktops and a convenient breakfast bar area.

The upper accommodation is thoughtfully split across two floors. The first upper level provides access to the family bathroom, which is finished with modern fixtures and fittings and includes both a separate shower cubicle and bath. The top floor hosts all three well-proportioned bedrooms, each offering excellent space for freestanding furniture and versatile layout options.

Externally, on-street parking is available to the front of the property. To the rear, the enclosed garden is predominantly laid to lawn and benefits from a paved seating area, along with a selection of shrubs and plants.



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**“Spacious Property”**

## Location

Church Street offers an excellent opportunity for homebuyers seeking both convenience and charm. Positioned within easy walking distance of Alloa town centre, this address combines peaceful, character filled streets with direct access to a vibrant array of amenities and transport links. Alloa train station is a short walk from the property too.

## Lounge

13'4" x 12'7"

## Dining Room

8'7" x 13'3"

## Kitchen

9'10" x 13'4"

## Master Bedroom

9'2" x 13'9"

## Bedroom 2

9'2" x 11'10"

## Bedroom 3

8'8" x 10'0"

## Bathroom

8'8" x 6'7"

## Basement

19'8" x 13'1" | 13'1" x 8'2" x | 7'10" x 5'6"

## Home Report

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

## Fixtures & Fittings

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

## Misdescription Act

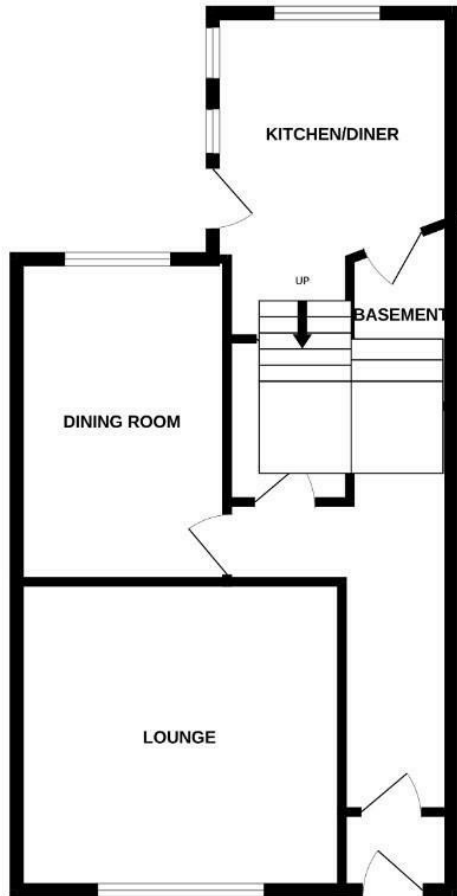
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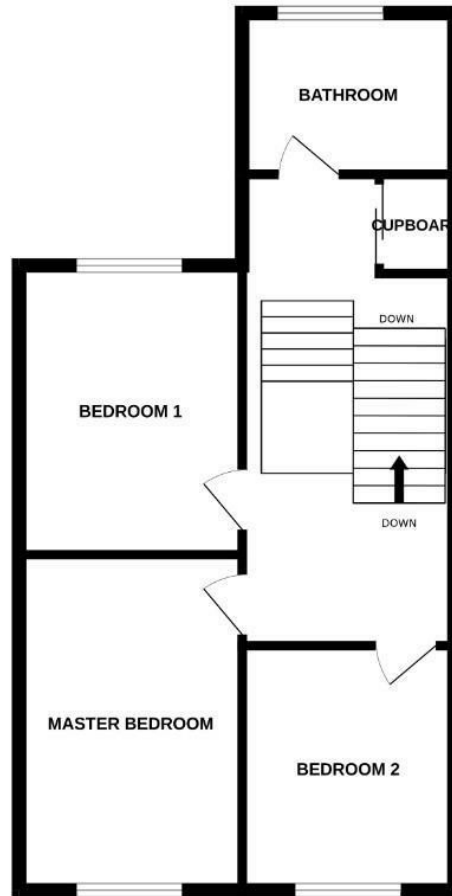
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GROUND FLOOR



1ST FLOOR



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