

O'MALLEY

45 Old College View
Alloa, FK10 3FF

omalleyproperty.com
01259212337







Description

O'Malley Property is delighted to present this immaculately presented four-bedroom detached home in Old College View, Sauchie.

Combining stylish contemporary interiors with generous family accommodation, two en suites and a spacious enclosed rear garden, this could be your next place to call home.

The ground floor offers a bright and welcoming setting for modern family life, with the lounge flowing through to the dining area and kitchen. Soft neutral décor, wood-effect flooring and a striking panelled feature wall create an inviting space to relax, while the open layout is equally suited to entertaining.

The beautifully appointed kitchen features sleek white cabinetry, complementary worktops and a peninsula that provides additional preparation space while subtly defining the dining area. Glazed trifold doors beside the dining area bring in natural light and open directly onto the rear garden, making outdoor dining an easy extension of the living space. A separate utility room and ground-floor WC add everyday convenience.

Upstairs, four well-proportioned bedrooms continue the home's carefully presented finish. The generous master bedroom enjoys excellent natural light, built-in wardrobes and its own en suite. Bedroom two also benefits from built-in storage and a private en suite, offering added comfort for family members or visiting guests. The two remaining bedrooms provide flexibility for a growing family, with scope to accommodate a home office or guest room. A family bathroom, fitted with a bath, wash hand basin and WC, completes the upper floor.

Outside, the substantial rear garden is enclosed by timber fencing and laid predominantly to lawn, with a paved area adjoining the house. There is ample room for outdoor seating, summer entertaining and children's play. To the front, a private driveway provides off-street parking and leads to the attached integral garage.

"Spacious Property"

Location
Old College View in Sauchie offers an appealing balance of everyday convenience and access to the outdoors. Local shops, primary schooling and community facilities cater well for family life, while nearby Alloa provides further shopping and rail connections for commuting. Gartmorn Dam Country Park and the Ochil Hills offer opportunities for scenic walks and weekend exploring, adding to the area's appeal for buyers seeking space to enjoy life beyond the home.

Kitchen
13'10" x 6'5"

Lounge
10'4" x 16'10"

Dining Room
9'4" x 10'1"

Utility room
6'9".x 5'8"

WC
3'5" x 5'6"

Master Bedroom
13'2" x 17'7"

En Suite
8'1" x 5'1"

Bedroom 2
10'4" x 12'11"

Ensuite
6'5" x 7'3"

Bedroom 3
9'4" x 10'1"

Bedroom 4
8'1" x 11'8"

Family Bathroom
7'1" x 7'1"

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.

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

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



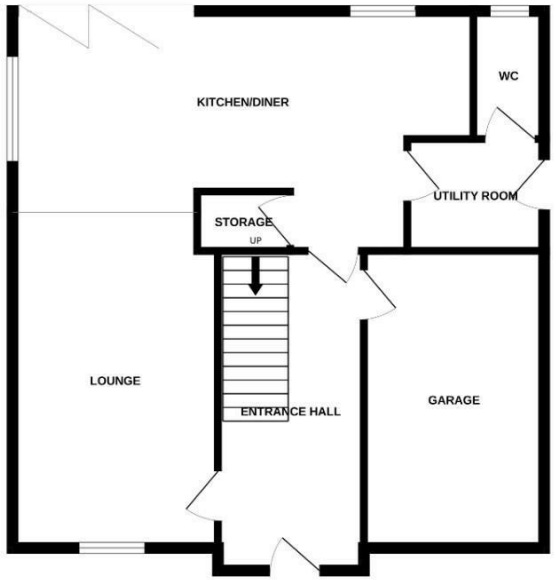




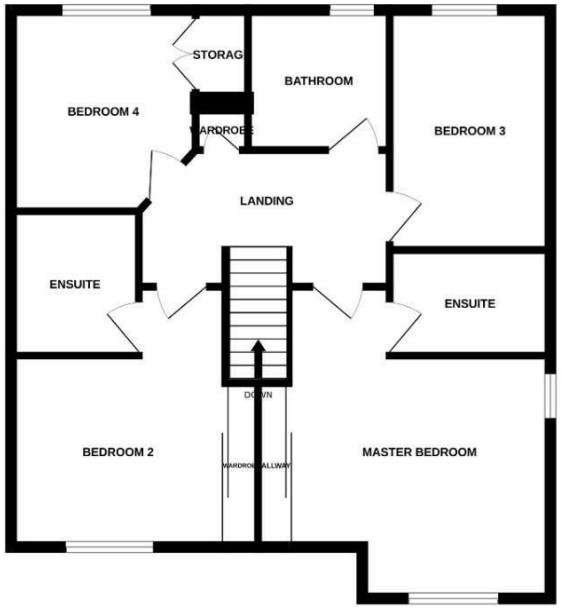
Offers Over £309,995

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.
Made with Metropix ©2026







O'MALLEY rightmove Zoopla OnTheMarket.com

Property Misdescriptions Act 1991.
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 euuipment 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.