





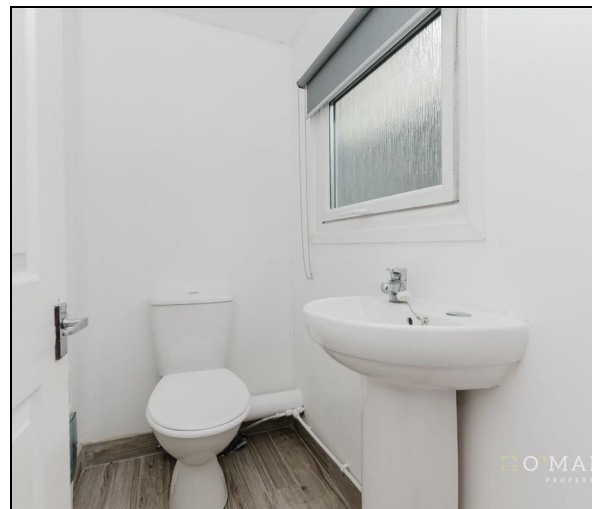
Description

O'Malley Property are pleased to present to the market 32 Smithfield Meadow, a well proportioned three bedroom semi detached home located within a popular residential area of Alloa,

Upon entering the property, you are welcomed into a vestibule which leads through to the main living accommodation. The ground floor is centred around a spacious open plan lounge and dining area, providing an excellent space for both relaxing and entertaining. This bright and versatile room benefits from direct access to the rear garden via patio doors, allowing natural light to flood the space. The kitchen is accessed from the lounge/dining area and is well laid out with a good range of units, offering ample storage and worktop space. The ground floor also benefits from a convenient W/C and useful storage.

The upper level comprises three well proportioned bedrooms. The master bedroom is a generous double room, while bedrooms two and three also offer comfortable accommodation suitable for family living, guests or home working. Each room benefits from built-in storage, enhancing functionality. Completing the upper level is the family bathroom, fitted with a three piece suite.

Externally, the property benefits from a private driveway to the front, providing off street parking, along with access to the garage. To the rear, there is a garden space which offers excellent potential for outdoor use, whether for relaxing, entertaining or family activities.



“Spacious Property”

Location

Smithfield Meadows is a modern and popular residential development located within Alloa, offering an ideal setting for families and professionals alike. The area benefits from close proximity to a range of local amenities including shops, supermarkets, schools and leisure facilities, while Alloa town centre provides a wider selection of retail and dining options. Excellent transport links are available nearby, with easy access to Stirling and the wider central belt via road and rail connections. With its convenient location and contemporary surroundings, Smithfield Meadows is a highly desirable place to live.

Lounge

21'3" x 12'6"

Kitchen

11'7" x 9'1"

W/C

5'7" x 3'0"

Master bedroom

12'7" x 10'3"

Bedroom 2

14'2" x 7'1"

Bedroom 3

11'6" x 6'6"

Bathroom

6'6" x 6'3"

Home report

The home report is available upon request.

Fixtures and fittings

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

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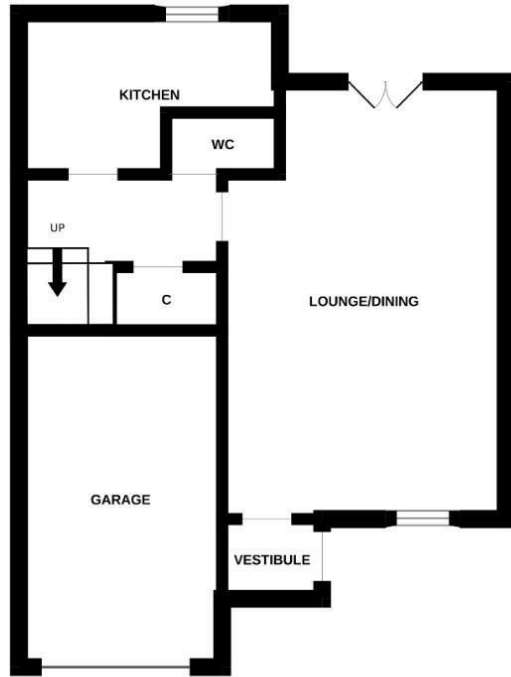
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GROUND FLOOR



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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