



 **O'MALLEY**

4 Arnswell
Alloa, FK10 3EX

omalleyproperty.com
01259212337



Description

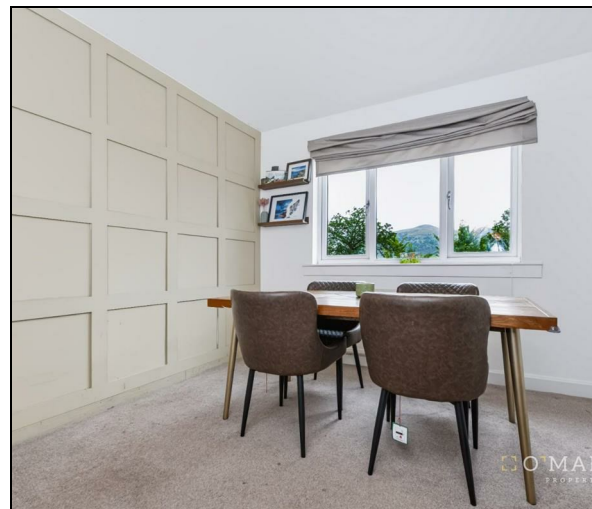
O'Malley Property are delighted to present to the market this beautifully presented semi-detached home, ideally situated in the sought-after area of Sauchie.

Finished to a high standard throughout, this beautifully presented four bedroom house offers well-appointed accommodation across the ground and first floors. Bright and welcoming throughout, the property combines modern interiors with practical family living and is presented in excellent walk-in condition.

The ground floor comprises a welcoming entrance hallway, bright lounge, separate dining room, well-equipped kitchen and convenient bathroom. The accommodation is finished in a neutral and modern style, with the lounge providing a comfortable main living space and the dining room offering an ideal setting for family meals and entertainment. The kitchen benefits from a range of fitted units, generous worktop space and integrated cooking facilities. The bathroom is finished with a full-size bath, overhead shower, glass screen, contemporary fittings and a heated towel radiator, providing a practical and comfortable space for everyday family living.

As you ascend the feature wooden staircase from the hallway, you are welcomed onto the upper level, which provides access to the spacious master bedroom, a further bedroom ideal for family members or guests, and a modern toilet room. The master bedroom benefits from excellent natural light through the windows, along with useful fitted storage and dressing space. Completing the upper floor, is a convenient, modern W.C.

Externally, the property offers attractive and well-maintained outdoor space to both the front and rear. The front garden is neatly enclosed with established planting, while the rear garden provides a generous lawned area, paved pathways and a private, enclosed setting. A detached garage also provides use



“Spacious Property”

Location

Sauchie and the surrounding Clackmannanshire area offer a charming taste of central Scotland, with rolling countryside, views of the Ochil Hills, historic towns and easy access to Stirling and the River Forth. It's a peaceful region combining scenic landscapes, rich local heritage and plenty of opportunities for walking and exploring.

Lounge

14'11" x 11'1"

Kitchen

9'10" x 8'4"

Dining Room

11'3" x 9'11"

Study/Playroom

8'3" x 9'8"

Downstairs Bath

5'2" x 7'7"

Master Bedroom

15'2" - 12'0"

Bedroom two

12'9" x 8'2"

Bathroom Upstairs

4'5" x 5'2"

Fixtures and Fittings

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

Misdescriptions Act

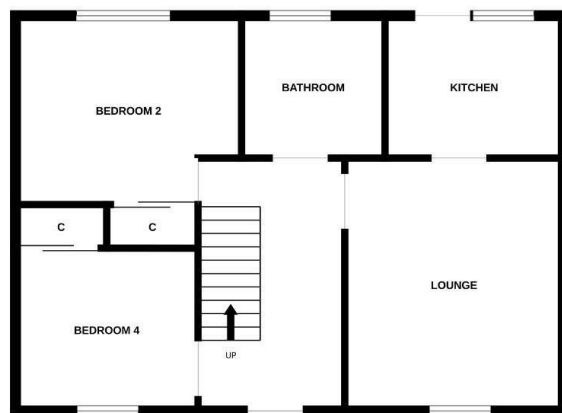
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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 £219,995

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

