



 O'MALLEY

8 Gean Road
Alloa, FK10 2JS

omalleyproperty.com
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Description

£10,000 Below Home Report Value!

O'Malley Property are delighted to present to the market this spacious three bedroom terraced house, located on Gean Road, Alloa.

This well proportioned home offers generous accommodation throughout, making it an excellent choice for families or first-time buyers alike.

The ground floor comprises a bright and welcoming lounge, perfect for relaxing or entertaining, alongside a fitted kitchen which features a wide range of wooden wall and base units with complementary worktops, integrated double oven, hob and extractor hood. A useful utility room is conveniently located just off the kitchen.

On the upper level, there are three sizable bedrooms, each benefiting from built in storage. Completing the accommodation is a family bathroom, fitted with a modern three piece white suite and over bath shower. The property is further enhanced by gas central heating and double glazing throughout.

Externally, the home enjoys a private front garden, while the fully enclosed rear garden offers both a patio and lawn area, providing the ideal space for outdoor entertaining and family living.



“Spacious Property”

Location

Gean Road is well placed in the popular town of Alloa, close to supermarkets, shops, restaurants and leisure facilities. The area offers excellent schooling with nurseries, primary and secondary schools nearby. For commuters, Alloa Train Station provides links to Stirling, Glasgow and Edinburgh, with motorway connections just a short drive away.

Living Room

14'0" x 12'11"

Kitchen

10'11" x 7'3"

Utility

7'3" x 5'2"

Bathroom

7'3" x 5'2"

Bedroom 1

13'4" x 9'2"

Bedroom 2

10'9" x 9'1"

Bedroom 3

9'6" x 9'3"

Home Report

The Home report for this property is available upon request.

Fixtures & Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with 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.



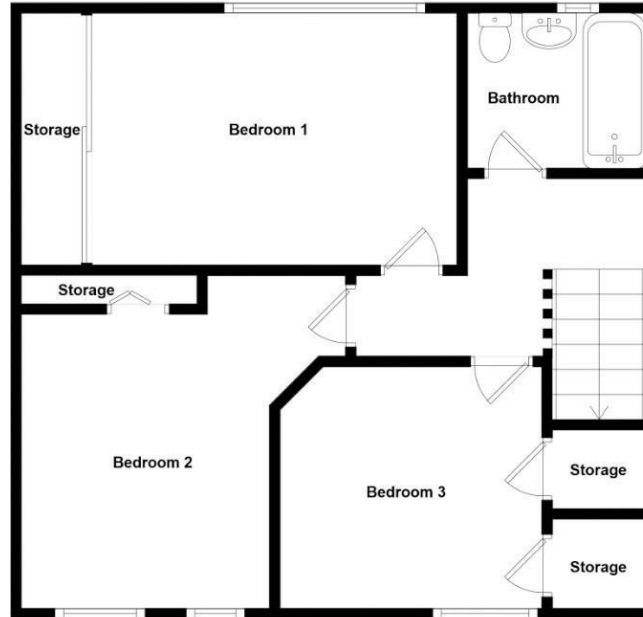
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Ground Floor



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.

