



O'MALLEY

O'MALLEY

12 Burnbrae Gardens  
Alva, FK12 5LX

omalleyproperty.com  
01259212337



## Description

O'Malley Property are pleased to present to the market this well presented three bedroom mid-terrace home located within the popular Burnbrae Gardens in Alva.

Upon entering, you are welcomed into the hallway which provides access to the living room, complete with built in storage for added convenience. The living room leads directly through to the separate dining room, featuring patio doors that open out to the rear garden. Off the dining room, the family kitchen offers a range of wall and base mounted units and also provides direct access to the garden.

Upstairs, the property boasts two well proportioned double bedrooms, both featuring built in storage, along with a smaller third bedroom, which also includes storage space. A landing cupboard provides additional storage options. Completing the upper level is the family bathroom, fitted with a bath, overhead shower, WC, and wash hand basin.

Externally, the property benefits from residents' parking. The enclosed rear garden is designed for low maintenance, laid to slab with a small decking area and garden shed. This property has recently been decorated throughout and had new carpets fitted. Early viewing is advised.



---

**“Spacious Property”**

## Location

Burnbrae Gardens is a quiet residential cul-de-sac located in the Hillfoots village of Alva. Close to local amenities including education, leisure and shopping, with good transport links via road and rail available within a short distance from the property.

## Living Room

14'7" x 12'7"

## Kitchen

9'10" x 7'3"

## Dining Room

9'10" x 8'2"

## Bedroom 1

11'3" x 9'3"

## Bedroom 2

9'3" x 8'7"

## Bedroom 3

7'9" x 6'2"

## Bathroom

6'9" x 5'6"

## Fixtures & Fittings

All carpets, floor coverings, light fittings and integrated appliances are included with the sale.

## Home Report

The home report for this property is available upon request.

## 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.



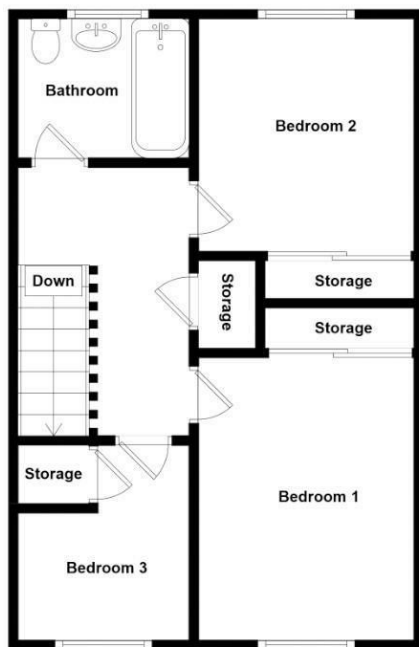
**Offers Over £129,995**

**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.



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 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.