



 **O'MALLEY**
PROPERTY

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45 Dalmore Drive
Alva, FK12 5DD

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Description

O'Malley Property is pleased to bring to the market this three-bedroom mid-terrace house on Dalmore Drive, Alva. Fully renovated to a high standard, the property offers a fresh, modern interior with neutral décor, carefully chosen finishes and a practical layout for everyday family life.

The lounge extends the depth of the house, with windows at either end allowing natural light into the room. There is space for both comfortable seating and a dining area, while the contemporary electric fireplace provides a focal point. The kitchen combines muted green cabinetry with light worktops and contrasting black handles and fittings. A built-in oven, hob and extractor complete the clean, modern finish, with under-cabinet lighting adding a softer touch. A separate utility room provides useful additional space, with plumbing carefully considered for additional appliances.

Upstairs, there are three bedrooms, each finished in neutral tones with fitted carpeting. The rooms offer flexibility for family living, guests or working from home, with built-in storage available. The bathroom features a white suite, an over-bath shower and a black crittal shower screen.

Outside, the front driveway provides off-street parking, with scope to extend the parking area further. The south-facing rear garden includes lawn, decorative gravel and established planting, offering space to sit out, garden or enjoy time with family.

With the renovation complete, this is a home ready for its next owners to move into and make their own. Contact our team today to book a viewing.

“Spacious Property”

Location

Alva sits at the foot of the Ochil Hills, offering a balance of town amenities and access to the outdoors. Local shops cater for everyday needs, while Alva Glen and the town's parks provide places to walk and spend time outside. School catchments include the popular and sought after Alva Primary School and Alva Academy. Dalmore Drive is also tucked away in a private cul-de-sac, making it a convenient area for first time buyers and families to grow.

Lounge

18'5" x 11'1"

Kitchen

12'5" x 10'8"

Utility

6'6" x 7'4"

Master Bedroom

12'7" x 9'6"

Bedroom 2

11'1" x 9'3"

Bedroom 3

8'0" x 8'11"

Bathroom

5'5" x 6'3"

Home Report

The home report is available upon request.

Fixtures & Fittings

The property is sold as seen.

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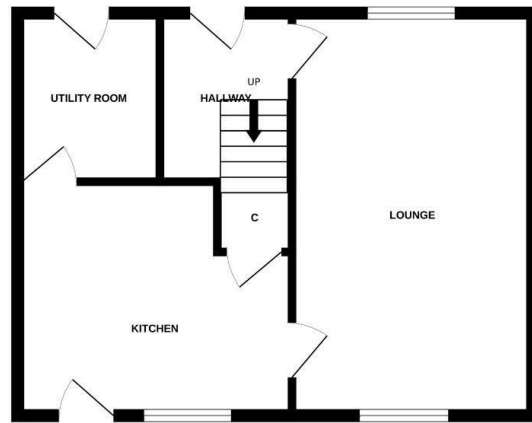
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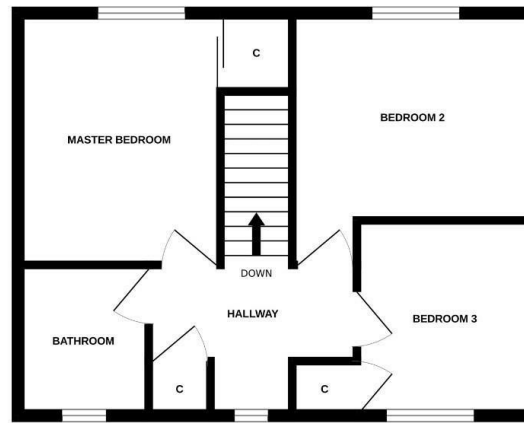
Offers Over £154,995

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.
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