



O'MALLEY
PROPERTY

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Thirty Five Balfour Street
Alloa, FK10 1RU

omalleyproperty.com
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Description

O'Malley Property is pleased to announce to the market this well-presented, 3 bedroom Mid-Terrace house on Balfour Street, Alloa.

This welcoming 3 bedroom house is perfect for first-time buyers, those seeking a family home or those looking for buy to let investment.

Walking into the home you are welcomed into a bright vestibule and hallway, turning right into the large lounge that is well lit by the bay windows at the front of the room. The room is centred around a stunning mantelpiece, with the high walls decorated with gorgeous cornicing. Leaving the lounge to the hallway and turning right into the large kitchen. There is an abundance of worktop space around the kitchen to each side of the cooker, which boasts a 5 ring gas hob, electric hotplate, 2 ovens and grill. Storage is all around with the cupboards well situated.

Up the stairs the Master bedroom over looks the front of the building through a bay window, the master bedroom is a spacious room offering a comfortable environment. The second bedroom is beside the master bedroom with a window facing out to the back garden. Another room that is well lit and offers a comfortable living space. A third bedroom would be good for a single bed, or used as a home office with the front facing window offer natural light.

The bathroom is up the stairs with a fitted overhead shower or wall mounted shower to one side and plenty of cupboard space around the sink area. Moving downstairs to the back of the Kitchen there is a Utility room which has a door accessing the back garden. The large garden lays East to West from the house offering sunlight throughout the day. It is well positioned and spacious from the patio by the house with the flowers, through to the back with the trees and plants giving plenty of relaxing space.

“Spacious Property”

Location

Situated in a well-established residential area of Alloa, 35 Balfour Street is ideally positioned within easy reach of the town centre and a wide range of local amenities. Supermarkets, shops, cafés, schools and leisure facilities are all close by, while Alloa Railway Station offers regular services to Stirling and Glasgow. Excellent road links provide convenient access to the M9 and surrounding areas. Residents can also enjoy nearby parks, walking routes and the scenic Ochil Hills, making this a convenient and desirable location for a variety of buyers.

Lounge

13'1" x 17'4"

Kitchen

13'9" x 14'5"

Master Bedroom

15'8" x 11'1"

Bedroom 2

10'9" x 14'1"

Bedroom 3

11'1" x 6'6"

Bathroom

8'6" x 4'11"

Utility

8'6" x 9'10"

Home Report

The home report is available upon request. Contact our team today.

Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

Misdescriptions Act

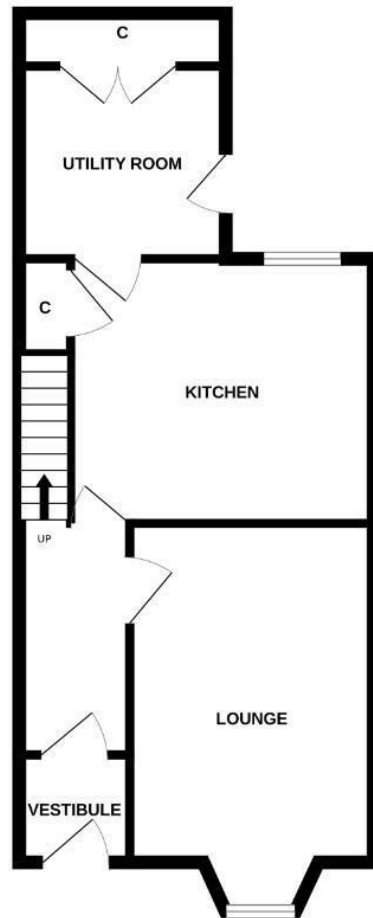
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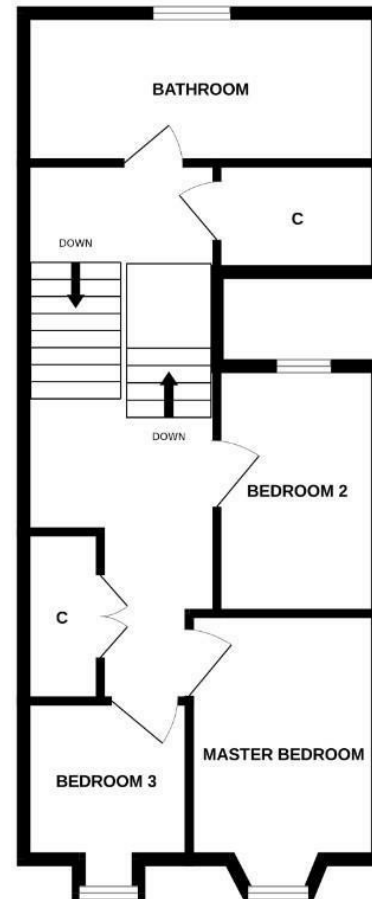
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GROUND FLOOR



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 misstatement. 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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Property Misdescriptions Act 1991.

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