





## Description

O'Malley Property are proud to present to the market this spacious, three bedroom semi detached home located on The Braes, Tullibody.

This property features modern fixtures and fittings throughout and is suitable for a range of different buyers.

Upon entering, you are welcomed with an entrance hallway with stairs leading to the upper level. The lounge features both front and rear facing windows, allowing an abundance of natural light to enter. The lounge also showcases a log burner and offers ample space for free standing furniture. The ground floor is completed by a contemporary kitchen, fitted with a range of wall and base units, complementary worktops, and space for freestanding appliances and a dining table.

On the upper level, the property introduces three well proportioned bedrooms, offering versatile options including a home office, nursery or dressing room. The modern shower room comprises of a W.C, wash hand basin and walk in shower.

Externally, there is on-street parking to the front. Set back from the road, the property enjoys a generous plot with a spacious garden, mainly laid to lawn, offering excellent potential for further landscaping.



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**“Spacious Property”**

## Location

The Braes is located in the popular town of Tullibody and benefits from a wide range of amenities including; retail, supermarkets, primary and secondary schooling, restaurants and bars, community and leisure activities and more. In addition, there are major road and rail networks nearby providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout Central Scotland.

## Lounge

18'4" x 10'8"

## Kitchen

18'2" x 12'2"

## Master bedroom

14'1" x 9'10"

## Bedroom 2

14'4" x 8'1"

## Bedroom 3

12'4" x 6'0"

## Bathroom

5'6" x 8'8"

## Home Report

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

## Fixtures & Fittings

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

## Misdescription Act

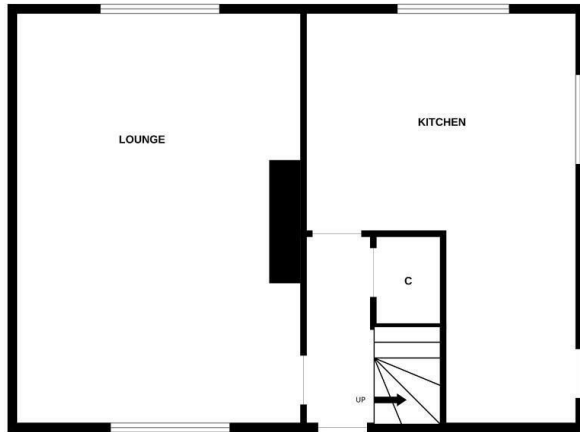
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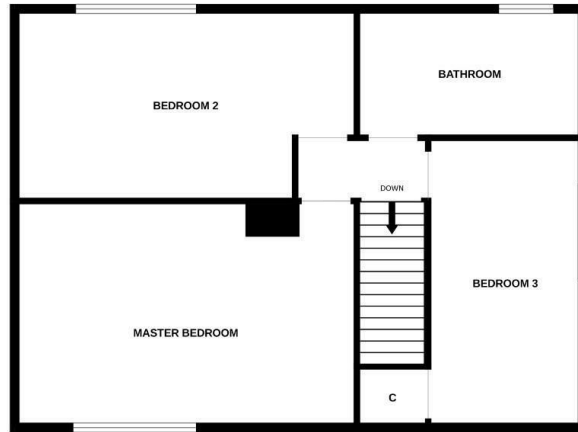
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GROUND FLOOR



1ST FLOOR



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