



 O'MALLEY
PROPERTY

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9A Ochil Street
Alloa, FK10 2DS

omalleyproperty.com
01259212337



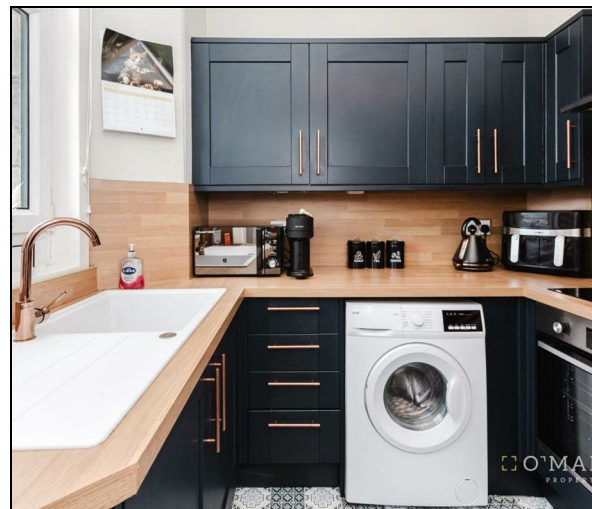
Description

O'Malley Property proudly present to the market this traditional, stone built property located in a convenient Alloa location.

This well-proportioned two-bedroom upper flat is accessed via a private communal close shared with just one neighbouring property, offering a greater sense of privacy and exclusivity. The property provides bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

The generous lounge is a standout feature of the home, benefiting from an attractive bay window formation that floods the room with natural light and provides ample space for both living and dining furniture. Adjacent to the lounge is a fitted kitchen offering a practical layout with good storage and worktop space.

There are two well-proportioned double bedrooms, including a spacious master bedroom and a versatile second bedroom suitable for guests, home working, or family living. A centrally located shower room completes the accommodation.



“Spacious Property”

Location

Ochil Street is conveniently positioned for access to Alloa town centre, where a wide range of local amenities can be found including supermarkets, cafés, restaurants, leisure facilities and schooling. Excellent transport links are available nearby, with Alloa Railway Station providing regular services to Stirling, Glasgow and beyond, while road connections offer easy commuting throughout Central Scotland.

Lounge

15'6" x 14'5"

Kitchen

8'4" x 7'3"

Master Bedroom

15'6" x 10'9"

Bedroom 2

10'9" x 10'2"

Shower Room

9'5" x 4'7"

Home Report

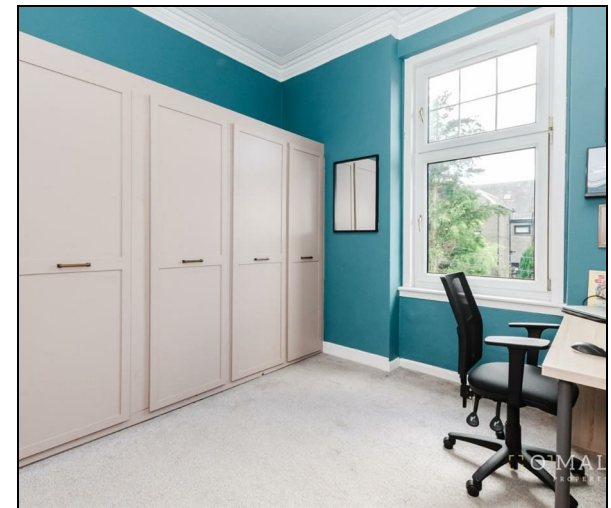
The home report is available upon request. Contact our team today.

Fixtures & Fittings

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

Misdescription Act

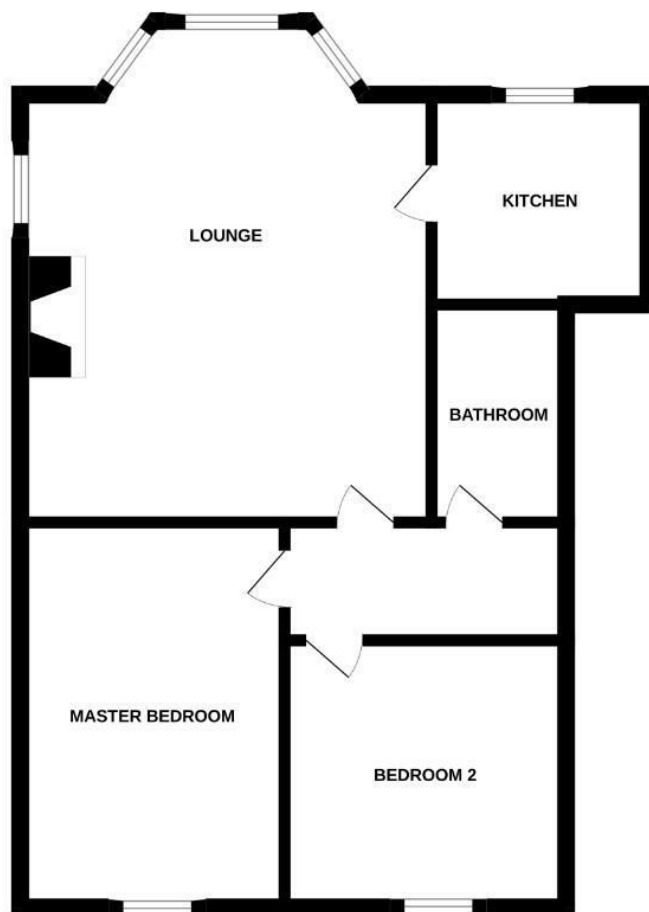
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



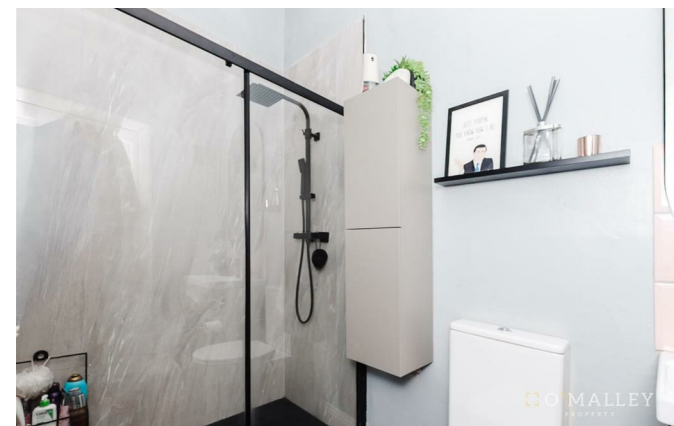
Fixed Asking Price £135,000

Viewing 9am - 9pm 7 days a week

GROUND 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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