O'MALLEY

10 Galan
Alloa, FK10 1RJ

omalleyproperty.com
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Description

O'Malley Property are delighted to bring to the market this spacious four bedroom detached home, ideally situated within the popular Galan area of Alloa.

The ground floor offers a particularly generous and versatile layout, with a welcoming hallway providing access to the principal rooms and stairs to the upper level. The living room is a spacious and comfortable offering plenty of room and providing an ideal space for relaxing or entertaining. Its generous proportions make it a particularly appealing family living space. The kitchen is well proportioned and provides ample room for a range of floor and wall mounted units. A separate utility room provides useful additional workspace and storage, with convenient access for household appliances. Completing the ground floor is a handy WC, ideally positioned for everyday convenience and guests.

The first floor provides the property's four well proportioned bedrooms, offering excellent accommodation for family living. Each bedroom provides a comfortable private space, with ample room for bedroom furniture and additional storage as required. The layout offers flexibility for a growing family, guests or those requiring dedicated home working or hobby space. The first floor is complemented by a family bathroom, providing convenient facilities for the household. Overall, the upstairs accommodation is spacious, versatile and well suited to modern family life.

Externally, the property benefits from a private driveway and integral garage, providing excellent off street parking together with valuable storage space. The property also enjoys a lovely garden, offering a pleasant outdoor area for relaxing, entertaining and enjoying the warmer months.

"Spacious Property"

Location
Galan is a residential area in Alloa, Clackmannanshire, Scotland. The area is mainly surrounded by established housing and local streets, creating a quiet and settled residential environment. Galan is close to the wider amenities of Alloa, including local shops, schools, parks, cafes and community facilities. Alloa town centre is also nearby, providing a wider choice of shops and services, while the town has good road and rail links to surrounding areas such as Stirling. The area offers a practical location for residents, combining a residential setting with convenient access to the facilities and services available in Alloa.

Lounge
11'0" x 16'4"

Kitchen
9'1" x 17'8"

Utility
5'9" x 5'9"

W/C
2'11" x 5'9"

Master Bedroom
12'11" x 11'1"

En-suite
5'5" x 4'5"

Bedroom 2
11'7" x 8'9"

Bedroom 3
11'6" x 8'9"

Bedroom 4
10'5" x 7'6"

Bathroom
6'9" x 6'6"

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

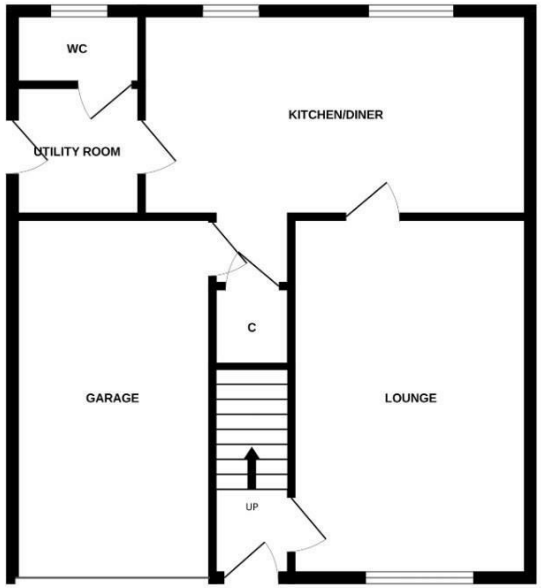
Fixtures & Fittings
All fitted carpets, floor coverings and integrated appliances are included with the sale.

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.

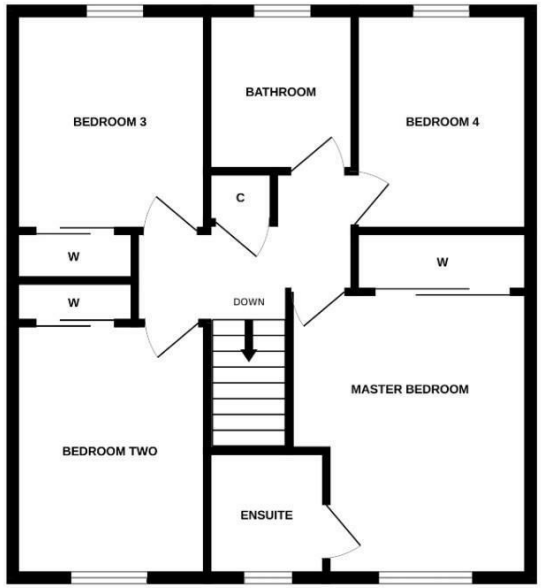
Offers Over £279,995

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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