



 O'MALLEY  
PROPERTY

11 Ledi Avenue  
Alloa, FK10 2RZ

[omalleyproperty.com](https://omalleyproperty.com)  
01259212337



## Description

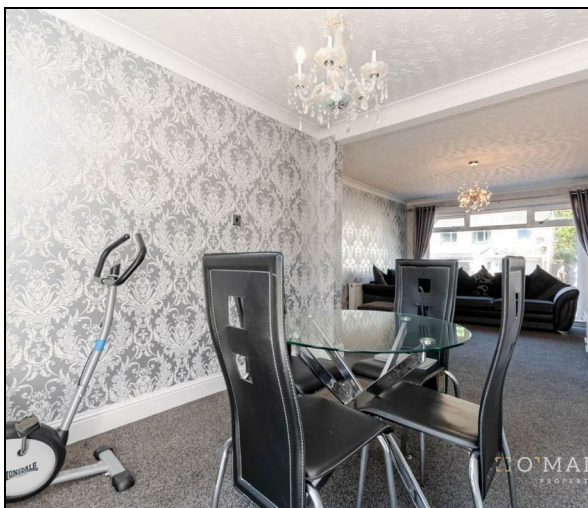
O'Malley Property proudly present to the market this well-presented three bedroom semi-detached home, located within the popular residential area of Ledi Avenue, Tullibody.

Externally, the property benefits from a large mono-block driveway to the front, providing ample off-street parking and access to the garage. Upon entering, you are welcomed into a bright entrance hallway which provides access throughout the ground floor.

The spacious lounge offers a comfortable living area, enhanced by a large front-facing window which allows plenty of natural light to flow through. The well-appointed kitchen is fitted with a range of wall and base units, contrasting worktops, integrated oven and hob, and ample space for appliances. The dining area provides excellent space for family meals and entertaining, with direct access towards the rear of the property.

The upper level hosts three bedrooms, with the principal bedroom finished in a stylish modern décor and the additional bedrooms offering flexibility for children, guests or home working. Completing the interior is a contemporary family bathroom, comprising a W.C, wash hand basin, bath and overhead shower.

To the rear, the property enjoys a fully enclosed, low-maintenance garden, mainly laid with patio slabs and offering an ideal space for relaxing or entertaining.



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**“Spacious Property”**

### Location

Ledi Avenue enjoys a convenient position within Tullibody, a popular residential area just a short distance from Alloa. The location offers excellent access to local amenities, including shops, schools and nearby transport links, making it well suited to a range of buyers. Alloa town centre is also within easy reach, providing a wider selection of supermarkets, cafés, leisure facilities and Alloa Train Station, with regular connections towards Stirling, Glasgow and beyond. Combining a well-connected setting with everyday convenience, Ledi Avenue is an appealing choice for those looking to enjoy comfortable living close to local amenities.

### Lounge

25'4" x 11'0"

### Kitchen

11'1" x 8'10"

### Utility

8'5" x 8'4"

### Master Bedroom

13'7" x 11'1"

### Bedroom 2

9'7" x 9'3"

### Bedroom 3

9'5" x 8'2"

### Bathroom

8'0" x 5'6"

### Home Report Paragraph

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

### Fixtures & Fittings Paragraph

All fitted carpets, floor coverings and integrated appliances are included with the sale. (ask agent for further details)

### Property Misdescriptions Act 1991

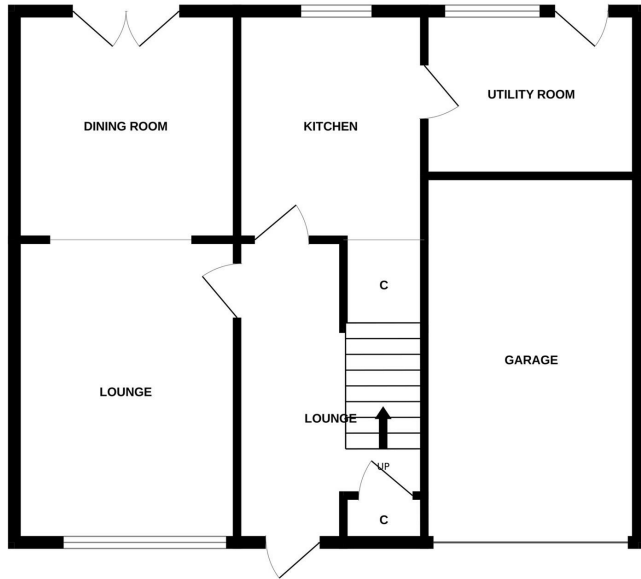
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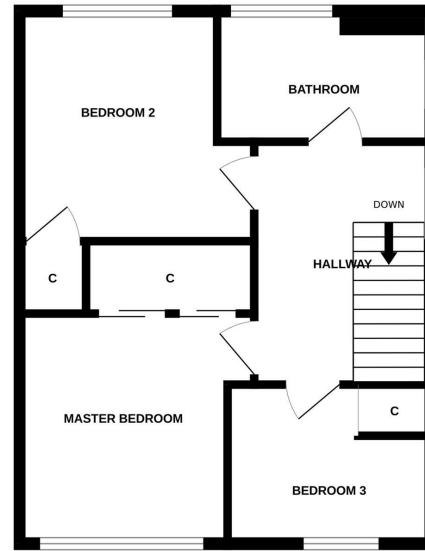
**Offers Over £214,995**

**Viewing 9am - 9pm 7 days a week**

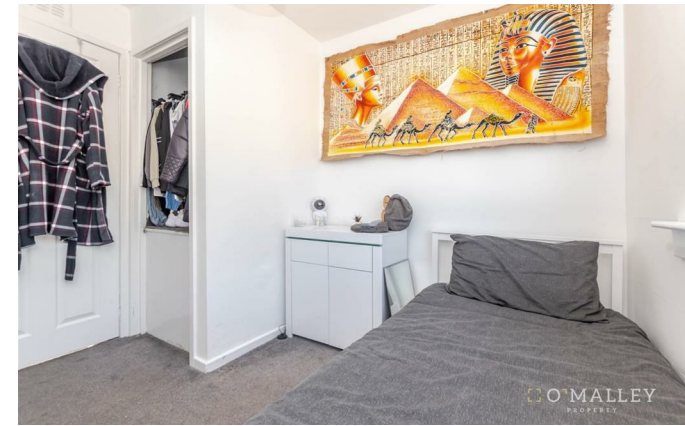
GROUND FLOOR



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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