O'MALLEY

21 Lawswell
, FK10 3JD

omalleyproperty.com
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Description

O'Malley Property are delighted to bring to the market this modern and versatile Two bedroom family home, situated within Lawswell Fishcross.

The ground floor features a spacious lounge with ample room for freestanding furniture. Which benefits from plenty of natural light and provides an inviting setting for family and entertaining. Completing the ground floor is a high-specification kitchen, fitted with a range of wall and base units and offering excellent storage and workspace.

Upstairs, the property comprises two well-proportioned bedrooms. The Master bedroom benefits from built-in wardrobes, ample storage and an abundance of natural light. Bedroom two is also a good size and features built-in wardrobes. Each room is versatile and could be used as sleeping accommodation, a home office or a guest room.
The family bathroom is well proportioned and comprises a washbasin, WC and Bath.

Externally, the generously sized rear garden has been designed for low-maintenance living and offers ample space for outdoor seating, along with breathtaking views towards the Ochil Hills. The property also benefits from a private driveway providing off-street parking.

“Spacious Property”

location
Lawswell is a popular residential area within Fishcross, offering a peaceful setting with excellent access to local amenities and surrounding towns. The village enjoys a strong sense of community and is well placed for nearby schooling, local shops and everyday conveniences. Just a short distance from Alloa, residents benefit from a wider selection of supermarkets, cafés, restaurants and leisure facilities. Excellent road and rail links provide easy commuting to Stirling, Glasgow and Edinburgh, while the nearby Ochil Hills and surrounding countryside offer an abundance of walking, cycling and outdoor recreational opportunities, making Lawswell a ideal location for families and professionals alike.

Lounge
19'3" x 11'2"

Kitchen
11'10" x 8'3"

Master bed
16'9" x 9'6"

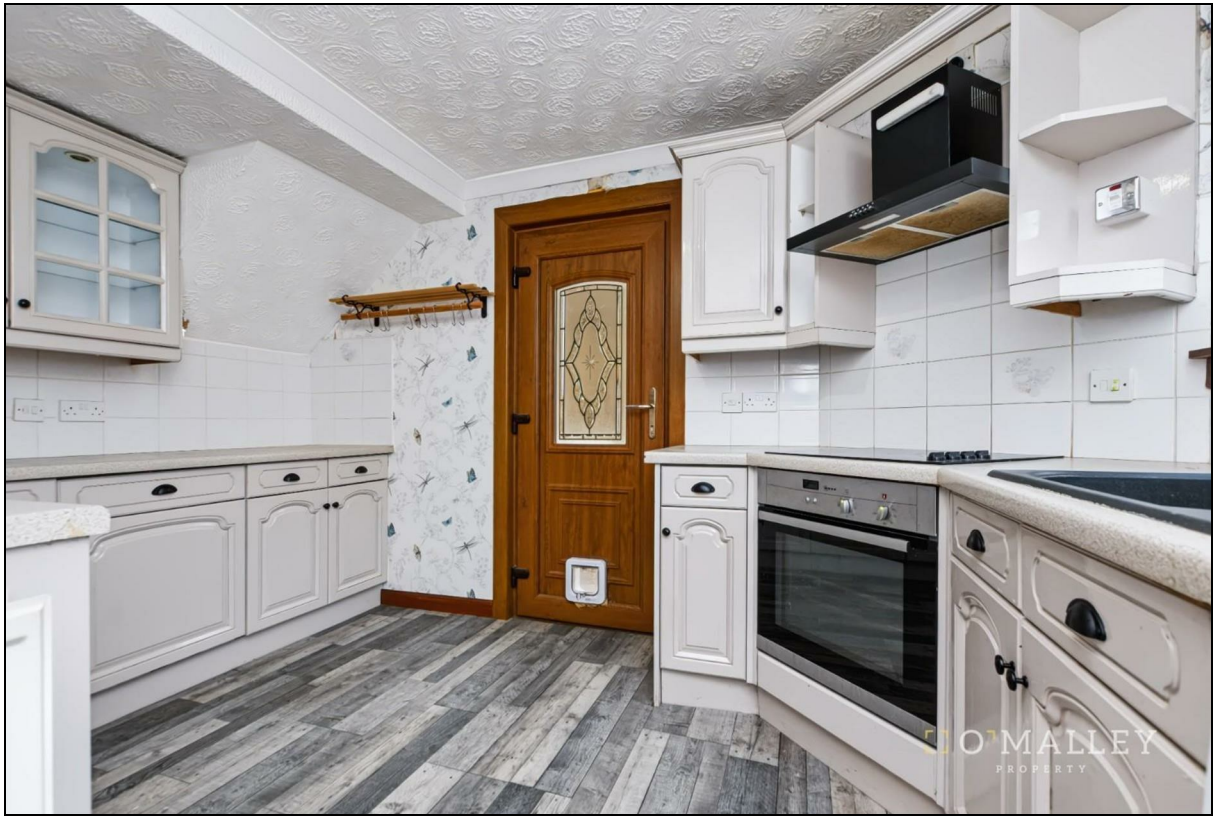
Bedroom 2
13'1" x 9'5"

Bathroom
6'5" x 5'11"

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.

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

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



Offers Over £129,995

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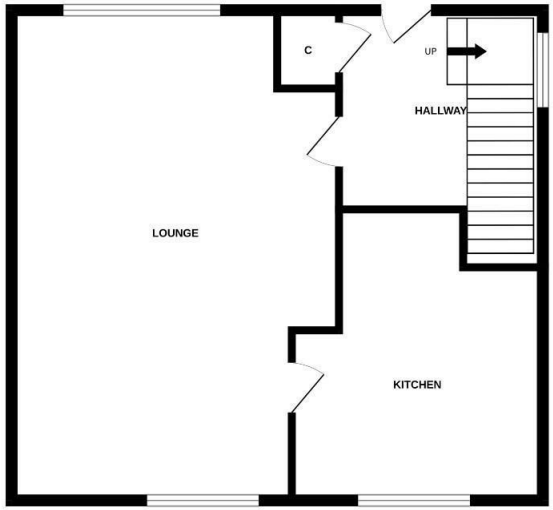
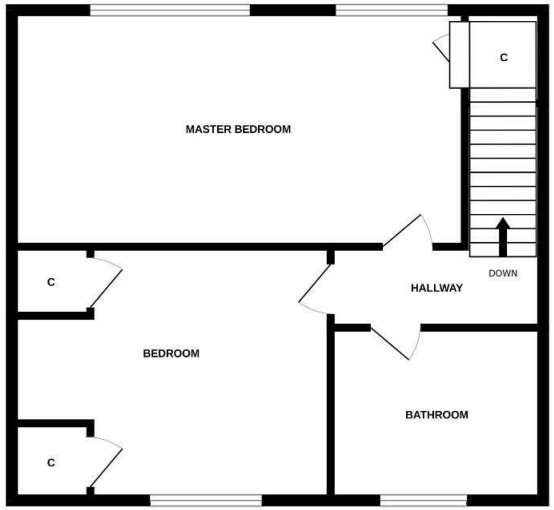
GROUND FLOOR



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 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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