



 O'MALLEY

21 Hodgson Crescent  
Alva, FK12 5FA

[omalleyproperty.com](https://omalleyproperty.com)  
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## Description

O'Malley Property are delighted to present this modern three bedroom detached home, located within the desirable Hodgson Crescent. Built in 2021 by Allanwater Homes, this contemporary property is presented in excellent, move in condition.

Downstairs, the property is entered via a welcoming hallway which provides access to a convenient ground floor W/C and the main living accommodation. The spacious living room is bright and well proportioned, featuring useful under stair storage and offering an ideal space for everyday relaxation. Double doors lead through to the modern kitchen and dining area, which is fitted with a generous range of units and provides ample space for dining. French doors from the kitchen open directly out to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the accommodation comprises three well sized bedrooms. The master bedroom benefits from built in storage and a modern en suite shower room. Bedroom two is also a great sized double and includes built in storage, while bedroom three offers flexible use as a bedroom, home office or nursery. Completing the upper level is the family bathroom, fitted with a toilet, wash hand basin and bath.



Externally, the property enjoys a private rear garden laid with a combination of lawn and patio slabs, offering a low maintenance outdoor space ideal for relaxing or entertaining. The garden also benefits from attractive open views towards the Ochil Hills, adding to the appeal of the home. To the front, a private driveway provides convenient off street parking and is further enhanced by the addition of an electric vehicle charging point, offering excellent practicality for modern living.

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**“Spacious Property”**

## Location

Hodgson Crescent is situated in a pleasant and well established residential area of Alva, offering a peaceful and family friendly environment. The location benefits from being close to a range of local amenities including shops, cafés, schools and leisure facilities, while also providing easy access to scenic countryside and outdoor walks, particularly around the Ochil Hills. Commuting is straightforward with good road links nearby and easy access to public transport, making connections to Alloa, Stirling and surrounding towns convenient. With its quiet setting and strong community feel, Hodgson Crescent presents an attractive place to live for families, professionals and downsizers alike.

## Lounge

13'0" x 14'0"

## Kitchen

16'10" x 8'4"

## W/C

5'10" x 3'8"

## Master Bedroom

9'10" x 9'7"

## En Suite

5'5" x 4'5"

## Second Bedroom

9'10" x 8'8"

## Third Bedroom

10'0" x 8'5"

## Bathroom

6'3" x 6'2"

## Home Report

The home report is available upon request.

## Fixtures & Fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale

## Property Misdescriptions Act 1991.

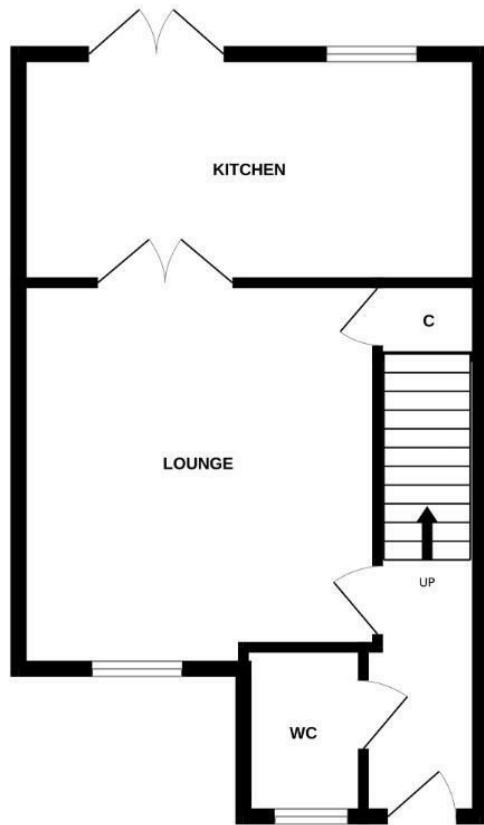
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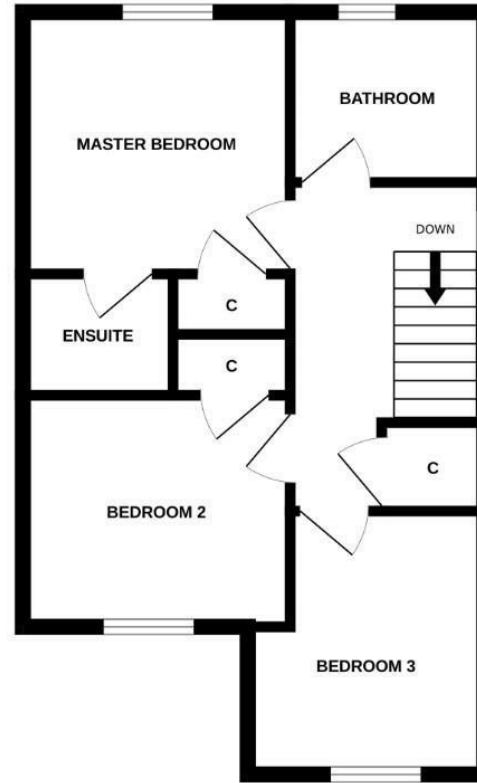
**Fixed Asking Price £270,000**

**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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