



 **O'MALLEY**

34 Hirst Crescent
, FK7 7HW

omalleyproperty.com
01259212337



Description

****CURRENTLY ADVERTISED AT £10,000 BELOW HOME REPORT VALUE****

O'Malley Property are delighted to bring to the market this spacious two bedroom, semi detached housesituated in Hirst Crescent, Fallin.

Upon entering, you are welcomed into an entrance hallway with stair access to the upper level. The generously proportioned open-plan lounge/diner offers flexible living and dining space, with patio doors providing direct access to the rear garden. The kitchen is fitted with a range of wall and base units, complemented by worktops, and offers ample storage and preparation space.

On the upper level, the property comprises two well-proportioned bedrooms, both benefiting from built-in storage. The accommodation is completed by a family bathroom, fitted with a three-piece suite including a W.C., wash hand basin, and a bath with overhead shower.

Externally, the property occupies a desirable corner plot and benefits from a large driveway. The enclosed, south-facing rear garden is predominantly laid to lawn, providing an excellent outdoor space.

While the property would benefit from a degree of modernisation, it offers fantastic potential a range of different buyers to personalise to their taste.



“Spacious Property”

Location

Fallin is ideally situated close to the city of Stirling and benefits from a wide range of local amenities, including; retail, supermarkets, restaurants, bars and pubs, leisure activities, both primary and secondary schooling, and historical landmarks. For those that wish to travel by way of business, Stirling is well connected by public transport or car. Stirling's train and bus station is located in the city centre providing links to major business centres in Scotland and beyond, while motorway links make commuting easy from this historical city in the heart of Scotland.

Lounge

14'1" x 12'5"

Dining Room

9'10" x 7'6"

Kitchen

9'10" x 9'0"

Master Bedroom

14'4" x 9'1"

Bedroom 2

11'5" x 10'11"

Bathroom

6'6" x 6'2"

Home Report

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

Misdescription Act 1991

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.

Fixtures & Fittings

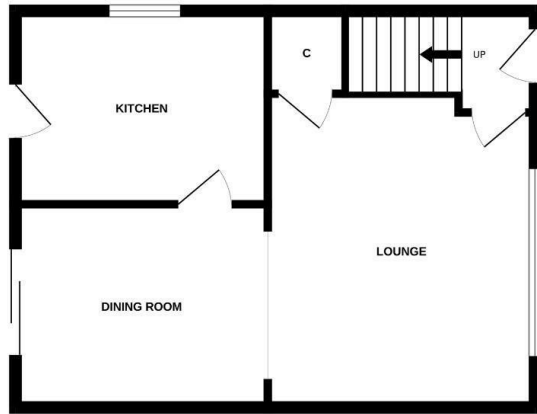
All fitted carpets, floor coverings and integrated appliances are included with the sale.



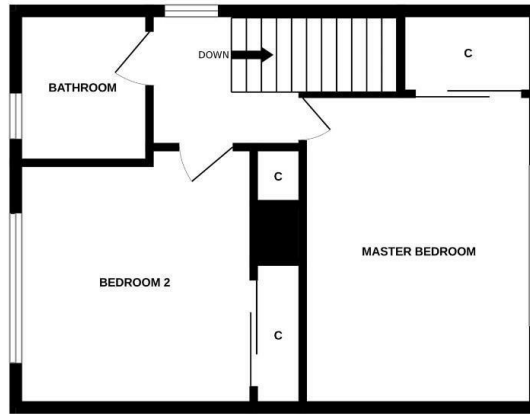
Offers Over £144,995

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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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