

O'MALLEY

25 Bryden Way
Alloa, FK10 2AW

omalleyproperty.com
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Description

FIXED ASKING PRICE £5,000 BELOW HOME REPORT VALUE

O'Malley Property are delighted to present to the market 25 Bryden Way, a well presented three bedroom home located within a popular residential area of Alloa,

Upon entering, you are welcomed into a bright hallway which leads into the spacious lounge, providing a comfortable and inviting space for both relaxing and entertaining. To the rear, the kitchen is modern and well appointed, offering a good range of units and worktop space, with ample room for dining. The ground floor further benefits from a useful utility room and a convenient W/C, adding to the overall functionality of the home.

The upper level comprises three well proportioned bedrooms. The master bedroom is generously sized and benefits from built in storage, while bedroom two and bedroom three also both benefit from built in storage. Additional storage is available within the hallway, enhancing practicality. A contemporary shower room completes the upper accommodation.

Externally, the property benefits from a private driveway to the front, providing off street parking. To the rear, there is a low maintenance garden space, ideal for outdoor use and entertaining.

This fantastic home combines modern living with a convenient location, making it an excellent opportunity for first time buyers, families or those looking to downsize.

The garden potential photos are for illustrative purposes only

"Spacious Property"

Location
Bryden Way is situated within a modern and well regarded residential development in Alloa, offering a peaceful setting while remaining close to everyday amenities. The area provides easy access to local shops, supermarkets and schooling, with Alloa town centre just a short distance away for a wider range of retail and dining options. For commuters, the location is particularly convenient, with nearby road links and access to Alloa Railway Station, providing regular connections to Stirling, Glasgow and beyond. Overall, Bryden Way offers a great balance of quiet residential living and accessibility

Lounge
14'10" x 12'7"

Kitchen/Diner
16'0" x 9'4"

Utility Room
5'6" x 3'6"

W/C
5'10" x 3'6"

Master Bedroom
14'4" x 8'11"

Bedroom 2
11'6" x 8'11"

Bedroom 3
10'2" x 6'10"

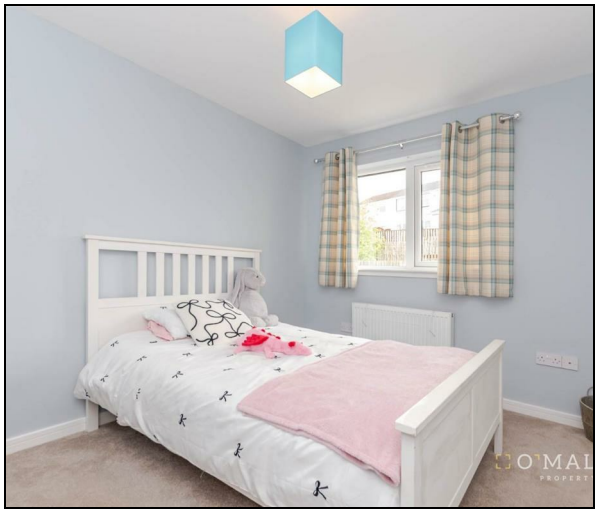
Shower Room
7'10" x 4'9"

Fixtures and Fittings
All carpets, floor coverings, light fittings and blinds are included in the sale.

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

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.



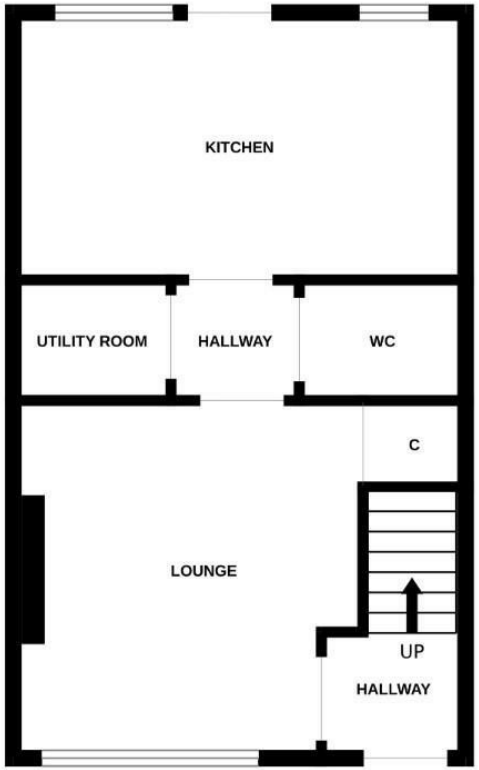




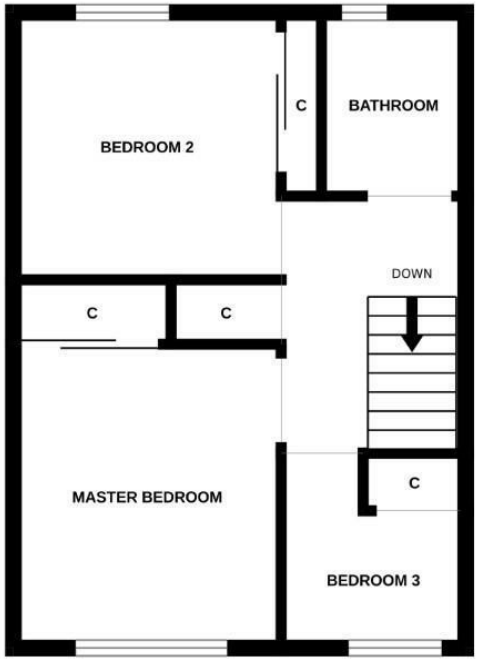
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GROUND FLOOR



1ST FLOOR



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