

O'MALLEY

27 Rose Street
Tullibody, FK10 2SZ

omalleyproperty.com
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Description

FIXED PRICE — £10,000 BELOW HOME REPORT VALUE

O’Malley Property are delighted to present this modern and versatile three-bedroom family home on Rose Street, Tullibody. Presented in walk-in condition, the property offers generous living space, high-quality finishes and excellent fitted storage throughout.

The ground floor features a spacious lounge/diner, providing plenty of room for relaxing and entertaining, with patio doors opening directly onto the rear garden. Finished to a high standard, the modern kitchen combines sleek cabinetry with ample storage and worktop space, alongside an integrated fridge freezer and dishwasher. A convenient WC is also located on this level. The former garage has been converted into a sizeable office area, offering flexible accommodation with fitted storage cupboards.

Upstairs, three well-proportioned bedrooms each benefit from fitted storage, making excellent use of the available space. The generous master bedroom also enjoys a modern private en-suite, finished to a high standard. The three-piece family bathroom is equally well appointed, with contemporary fittings and a high-quality finish. A spacious upper hallway provides further fitted storage cupboards, adding to the home’s practicality.

Externally, a private driveway provides off-street parking for two vehicles. The generously sized rear garden has been designed for low maintenance, with ample space for outdoor seating, entertaining and family activities. The property enjoys a fantastic backdrop of the Ochil Hills and enjoys an excellent degree of privacy. A summer house offers additional versatility, with potential for use as an additional home office, hobby room or storage space.

“Spacious Property”

Location
Rose Street is situated within the popular Muirside estate in Tullibody, a well established residential area offering a convenient setting for families and commuters alike. Tullibody provides a good range of local amenities, including shops, schools, a health center, library and sports facilities, while the surrounding area offers plenty of opportunities for outdoor recreation. The nearby Ochil Hills and Gartmorn Dam Country Park provide attractive countryside and walking routes, while the town's excellent road links give easy access to Alloa, Stirling and the wider Central Scotland area. With a selection of primary and secondary schooling close by and everyday amenities readily accessible, the location offers a convenient balance of community living, accessibility and countryside on the doorstep.

Lounge
19'8" x 11'1"

Kitchen
12'9" x 4'7"

Utility
15'8" x 7'6"

W/C
3'7" x 4'7"

Master bedroom
12'1" x 10'5"

En-suite
8'10" x 3'11"

Bedroom 2
9'10" x 8'6"

Bedroom 3
8'6" x 8'6"

Bathroom
8'10" x 4'3"

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

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

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 airsing 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 demostrate 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.



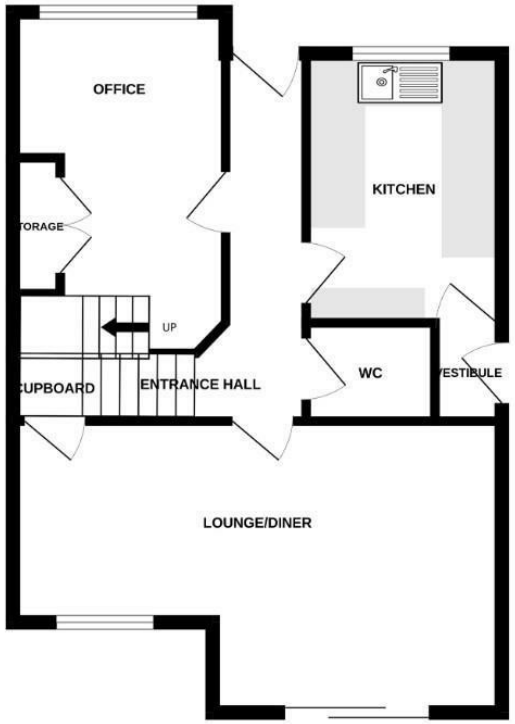




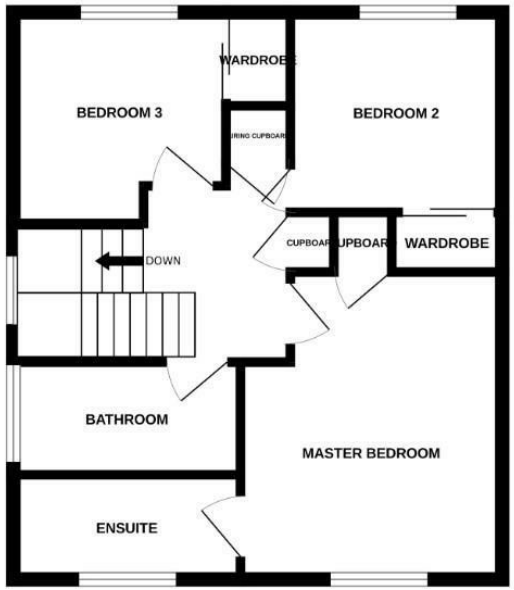
Fixed Asking Price £240,000

Viewing 9am - 9pm 7 days a week

GROUND FLOOR

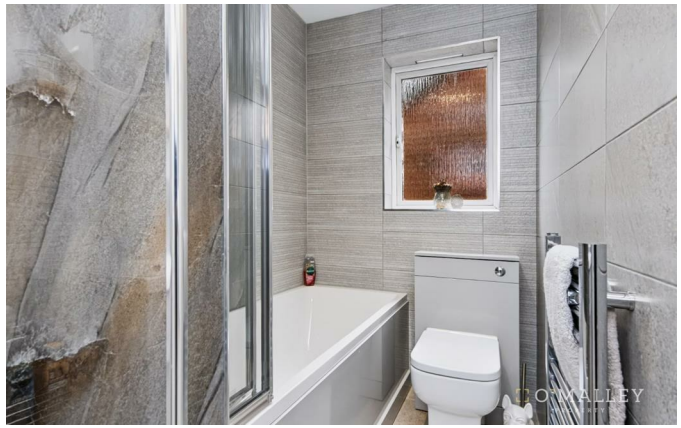


1ST FLOOR



27 ROSE STREET TULLIBODY

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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