



O'MALLEY  
PROPERTY

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27 Cragganmore  
Tullibody, FK10 2SY

omalleyproperty.com  
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## Description

O'Malley Property are delighted to present to the market this well presented, ground floor flat on Cragganmore, Tullibody.

This property is presented to the market in true walk in condition and offers a superb opportunity for first-time buyers, downsizers, or investors alike.

The property is tastefully decorated throughout and benefits from modern fixtures and fittings, giving it a fresh and contemporary feel from the moment you step inside. The accommodation is arranged on one level, making it both practical and easily accessible, and has been maintained to a very good standard, requiring little in the way of immediate work.

The living space is bright and welcoming, with a comfortable flow through to a well-appointed kitchen that has been fitted with modern units and finishes. Both bedrooms are well-proportioned, offering flexible use whether utilised as bedrooms, a home office, or guest space. The bathroom continues the modern theme, finished with contemporary fittings and a clean, neutral style



Externally, the property further benefits from a private parking space, a valuable addition that enhances everyday convenience. A communal garden, laid to lawn is also available to the rear of the property.

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**“Spacious Property”**

## Location

27 Cragganmore is situated within a popular residential development in Tullibody, a well-established town lying at the foot of the Ochil Hills and conveniently positioned between Alloa and Stirling. The property benefits from easy access to a wide range of local amenities, including supermarkets, schools, healthcare facilities, leisure amenities, and public transport links. Excellent road connections via the A907 and nearby motorway network provide straightforward commuting to Stirling, Falkirk, Perth, Edinburgh, and Glasgow. The surrounding area also offers an abundance of outdoor and recreational opportunities, with scenic countryside walks, cycle routes, and the nearby Ochil Hills all within easy reach.

## Lounge

14'11" x 11'1"

## Kitchen

9'11" x 8'2"

## Master Bedroom

12'6" x 8'6"

## Bedroom 2

10'6" x 8'9"

## Shower Room

6'8" x 5'4"

## Home Report

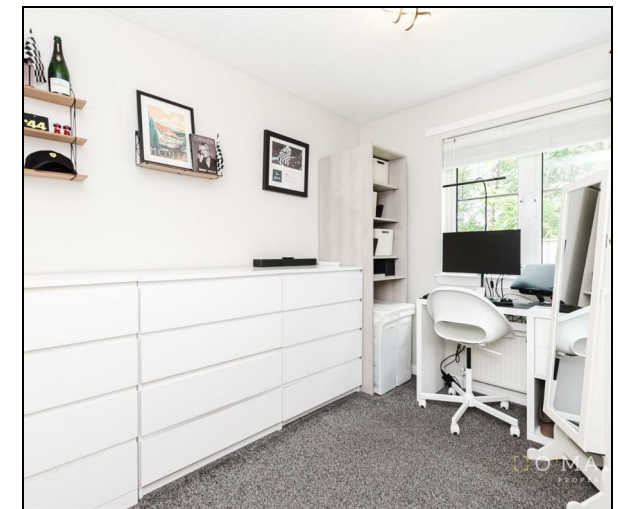
The home report is available upon request. Contact our team today.

## Fixtures & Fittings

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

## Misdescription Act

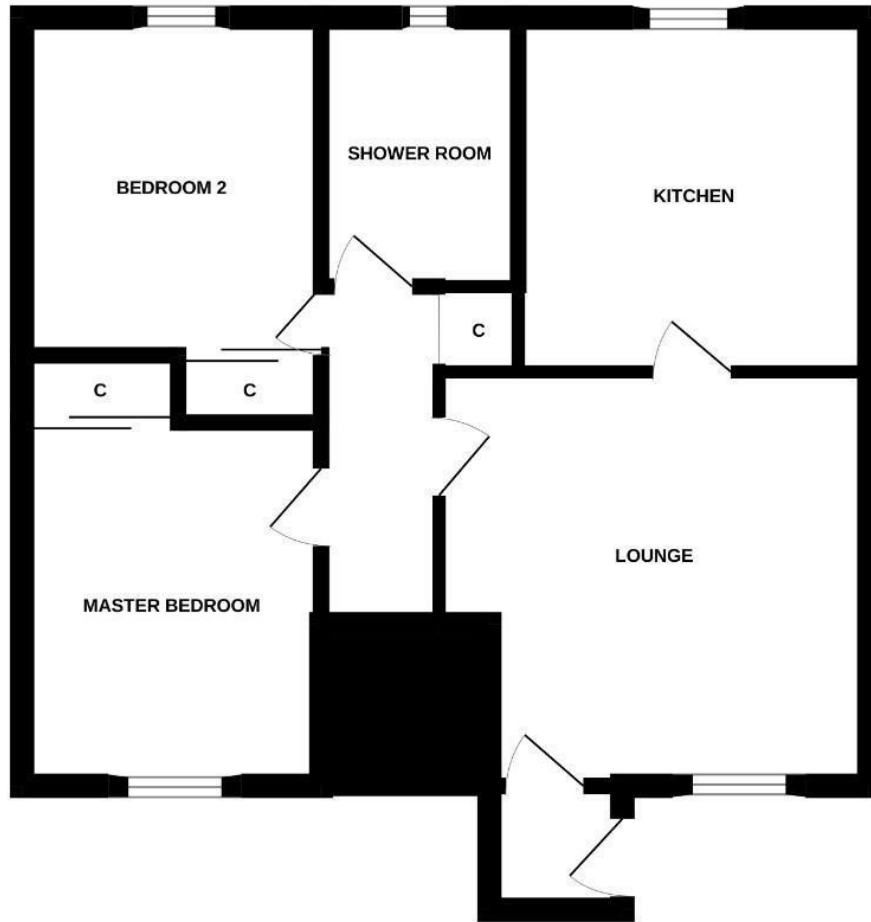
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GROUND FLOOR



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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