



 O'MALLEY

26A Fairfield Road  
Alloa, FK10 3DB

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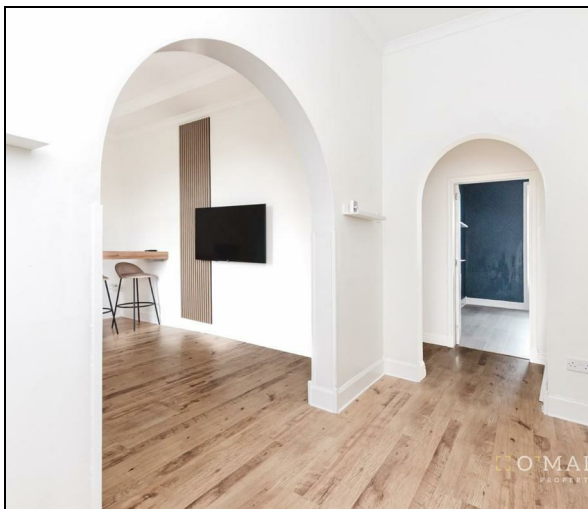
## Description

O'Malley Property are proud to present to the market this immaculate, two bedroom upper floor flat located on Fairfield Road, Sauchie.

This is an an ideal opportunity for first-time buyers seeking a move-in-ready home with well-proportioned accommodation and low-maintenance outdoor space.

The property is accessed via an external staircase to the rear. Upon entering, you are welcomed by an impressive entrance hallway, enhanced by attractive curved archways that add character and charm, while flowing seamlessly into the bright and spacious lounge. The kitchen is fitted with a range of wall and base-mounted units, complementary worktops, and integrated appliances, providing a practical and stylish space for everyday living.

Furthermore, the property hosts two generously proportioned bedrooms, both offering ample space for freestanding furniture. Completing the accommodation is the modern family bathroom, comprising a freestanding bath, W.C., and wash hand basin.



Externally, the property benefits from a private rear garden, designed to be low maintenance. On-street parking is readily available to the front of the property, adding further convenience for residents.

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**“Spacious Property”**

## Location

Fairfield Road enjoys a convenient location within the popular village of Sauchie, offering a great balance of peaceful residential living and everyday convenience. The area is well served by a range of local amenities including shops, cafés, healthcare facilities and schooling at both primary and secondary levels. Nearby Alloa provides a wider selection of supermarkets, leisure facilities, restaurants and transport links, including a railway station with regular services to Stirling, Glasgow and Edinburgh. For those commuting, excellent road connections make travelling throughout Central Scotland straightforward, while the surrounding countryside offers a variety of scenic walking and outdoor recreational opportunities.

## Lounge

13'7" x 10'9"

## Kitchen

12'7" x 4'10"

## Master Bedroom

13'6" x 11'5"

## Bedroom 2

13'1" x 13'5"

## Bathroom

9'1" x 4'0"

## Home Report

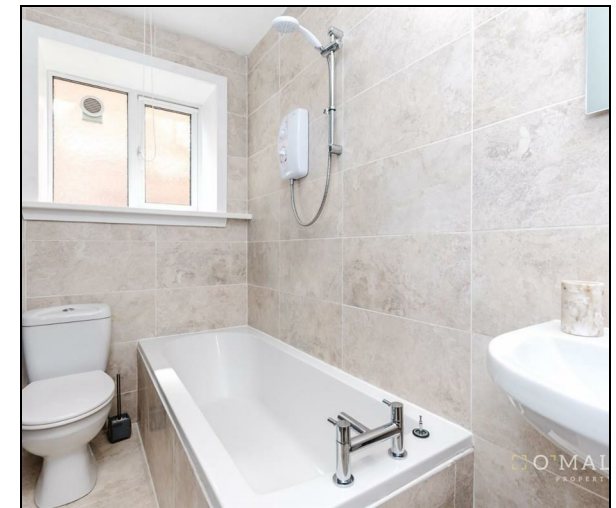
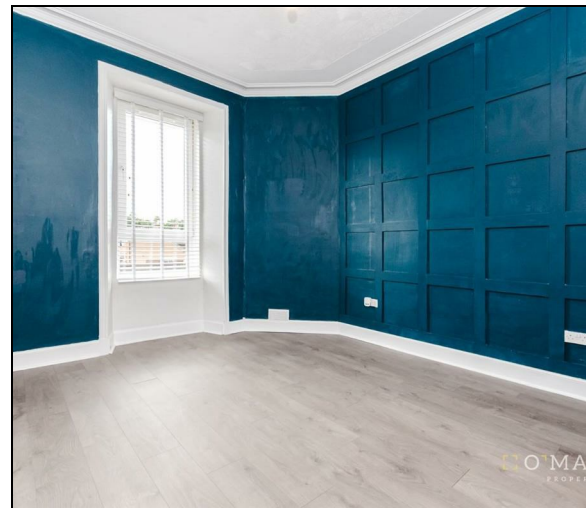
The home report is available upon request. Contact our team.

## Misdescription 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.

## Fixtures & Fittings

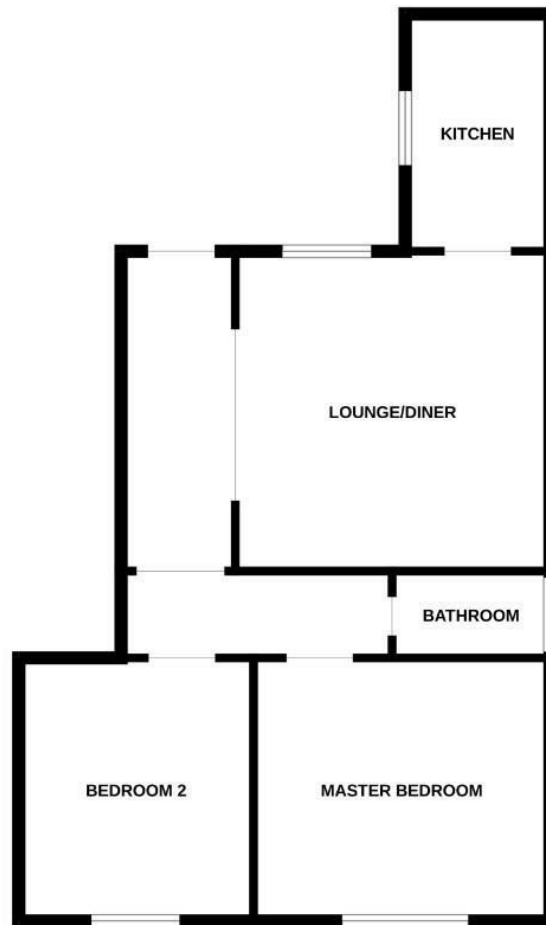
All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.



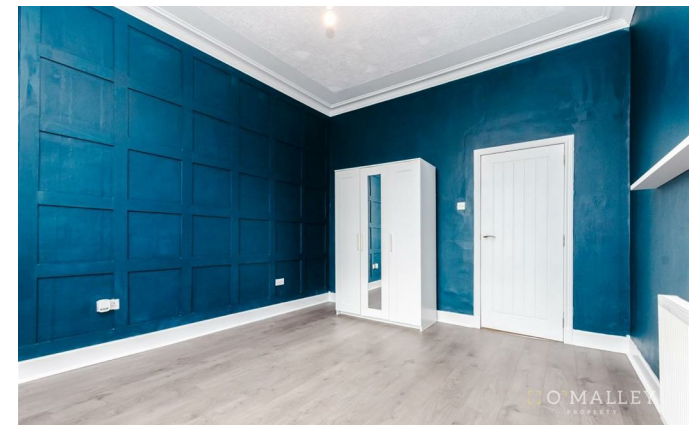
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1ST FLOOR



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