

O'MALLEY

35A Grange Road
Alloa, FK10 1LR

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Description

O'Malley Property are delighted to bring to the market this traditional upper floor flat, set within an attractive red sandstone building. The property is decorated in neutral tones throughout and offers well proportioned accommodation, with gas central heating and double glazing.

The accommodation comprises an entrance hallway, a bright and spacious lounge with a feature wall, and a modern fitted kitchen with a range of contemporary base and wall mounted units, including a fridge freezer, washing machine and dishwasher.

There are three bedrooms, with a fitted mirrored wardrobes and a further single room with a built in storage cupboard. The large modern bathroom features a shower over the bath.

Outside, the property benefits from one parking space at the front, and to the rear there is a communal garden area with a gate giving easy access into West End Park.

The location is ideal, with retail, restaurants, schooling, community activities and other public services close by. Major road and rail networks are also nearby, providing links to Stirling, Falkirk, Edinburgh, Glasgow and throughout central Scotland.

"Spacious Property"

Location
Grange Road is a well placed address in Alloa, within easy reach of the town centre and its range of retail, restaurants, community activities, schooling and other public services. West End Park is right on the doorstep, with direct access through the gate at the rear of the communal garden. Alloa also has major road and rail networks nearby, providing excellent links to Falkirk, Edinburgh, Glasgow and throughout central Scotland.

Lounge
15'1" x 11'9"

Kitchen
6'10" x 16'0"

Master Bedroom
12'1" x 10'9"

Bedroom 2
8'2" x 12'1"

Bedroom 3
7'6" x 8'2"

Fixtures & Fittings Paragraph
All fitted carpets, floor coverings and integrated appliances are included with the sale. (ask agent for further details)

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

Property 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.



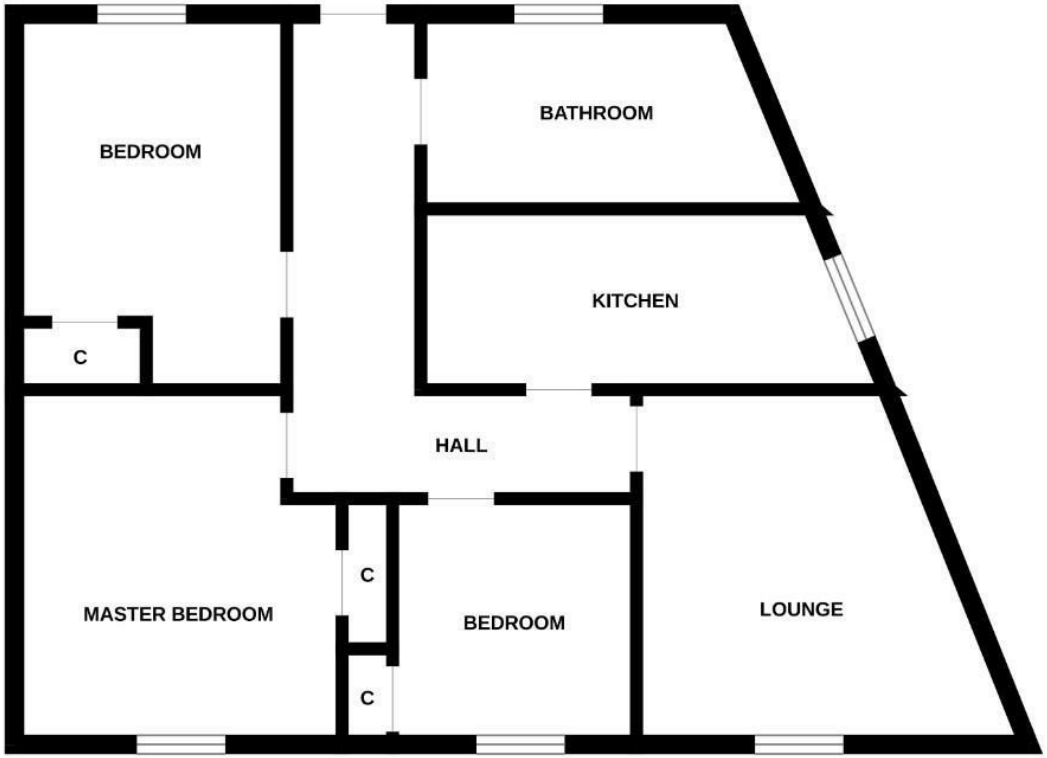




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GROUND FLOOR



35A GRANGE ROAD

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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