

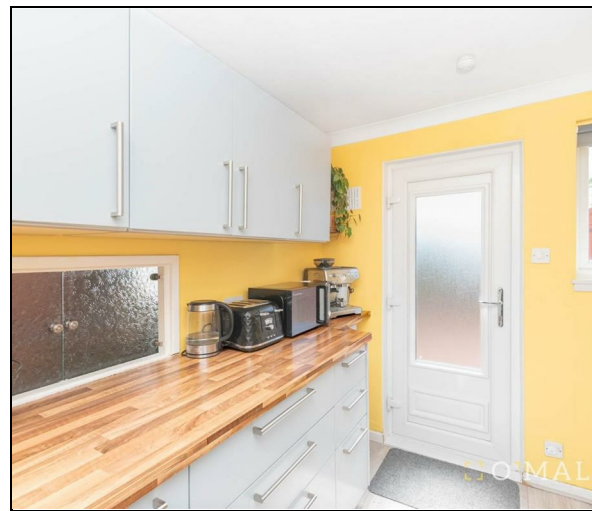


 O'MALLEY

 O'MALLEY

7 The Nethergate
Alva, FK12 5DE

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present to the market this spacious and well presented two bedroom end terraced home, situated in The Nethergate, Alva,

The ground floor offers a bright and spacious layout, with a generous lounge providing a comfortable and welcoming main living space. The room benefits from excellent natural light and plenty of space for both relaxing and entertaining. To the rear is a modern, well proportioned kitchen, offering a good range of storage and workspace. The ground floor also provides access to the rear garden and stairs leading to the first floor.

Upstairs, the property provides two well-sized bedrooms, both offering comfortable and versatile accommodation. The master bedroom is particularly generous in size, while Bedroom two also provides excellent space for a double bedroom, home office or guest room. Completing the first floor is a modern family bathroom, fitted with a three piece suite and providing a practical space for everyday use.

Externally, the property benefits from a private driveway, providing convenient off street parking, while to the rear is a fantastic sized garden, offering an excellent private outdoor space for families, entertaining or simply enjoying the warmer months. A particularly appealing feature is the garden's direct access onto the nearby cycle path, providing a fantastic connection to the surrounding area and making this an ideal home for those who enjoy walking, cycling and the outdoors.

"Spacious Property"

Location

The Nethergate enjoys a convenient location in the popular town of Alva, nestled at the foot of the Ochil Hills and surrounded by some of Clackmannanshire's most attractive countryside. The town offers a range of everyday amenities, including local shops, cafés, schools and recreational facilities, while nearby Alloa provides a wider selection of shopping, leisure and transport options. The surrounding area is ideal for those who enjoy outdoor pursuits, with numerous walking and cycling routes available throughout the Ochils. Excellent road links provide easy access to Stirling, Alloa and beyond, making The Nethergate an appealing location for commuters and families alike.

Lounge

11'1" x 18'4"

Kitchen

7'10" x 9'6"

Master Bedroom

16'0" x 8'10"

Bedroom 2

9'2" x 11'9"

Bathroom

6'2" x 6'2"

Home report

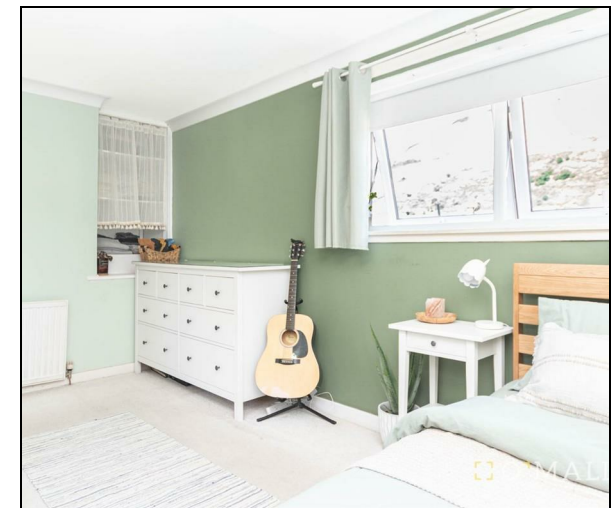
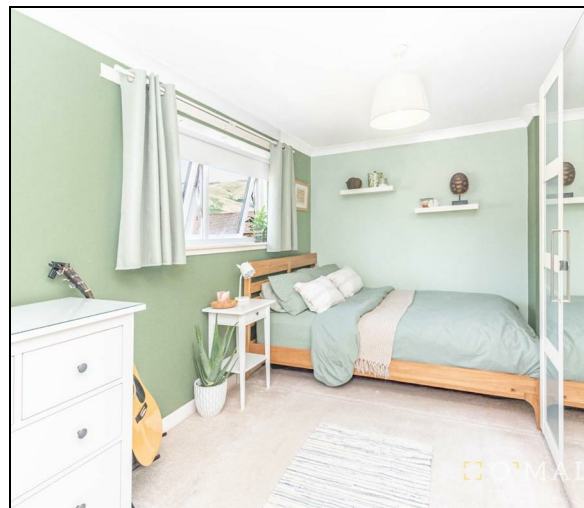
The home report is available upon request. Contact our team today.

Fixtures & Fittings

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

Misdescriptions Act

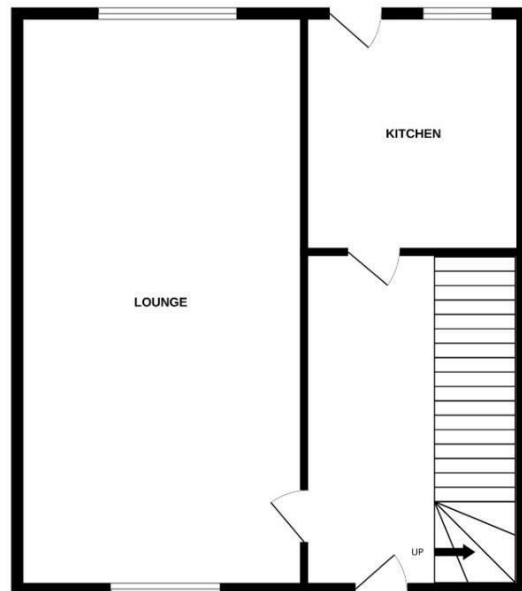
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating 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.



Offers Over £134,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST 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.
Made with Metropix ©2026

