



O'MALLEY
PROPERTY

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Sixty Nine Caledonian Road
Alloa, FK10 1NS

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present to the market this well presented two bedroom terraced home located on Caledonian Road in Alloa.

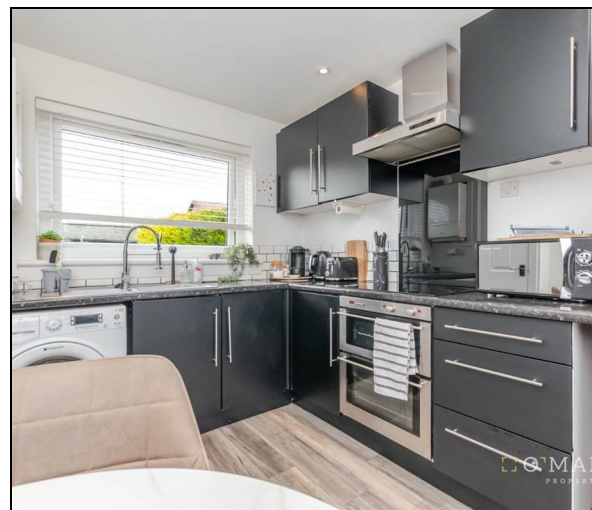
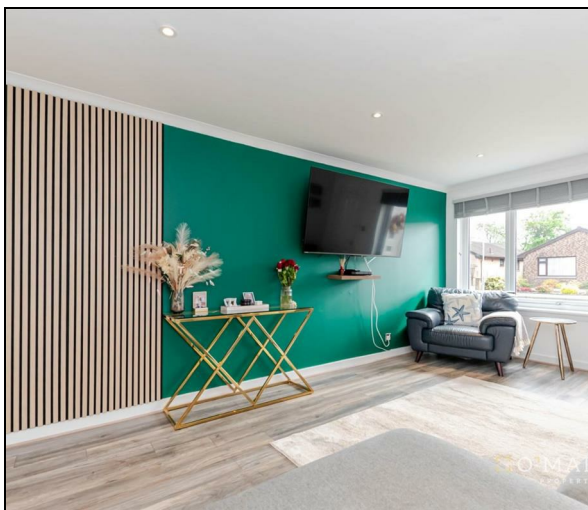
Upon entering, you are welcomed into a handy entrance vestibule leading through to the spacious lounge. The lounge is generously proportioned and filled with natural light, creating a warm and inviting atmosphere with ample space for a range of freestanding furniture, making it ideal for both relaxing evenings and entertaining guests.

To the rear of the property, the kitchen is fitted with a range of modern wall and base mounted units along with generous worktop space and room for appliances. The layout offers a practical and functional cooking space while still providing a bright and airy feel. The kitchen also benefits from direct access to the private rear garden, perfect for indoor and outdoor living during the warmer months.

On the upper level, there are two well proportioned double bedrooms. The master bedroom is an excellent size and benefits from built in storage, while still comfortably accommodating additional bedroom furnishings. Bedroom two is also generously sized with integrated storage and offers flexibility for use as a guest bedroom, child's room or home office. Completing the accommodation is the family shower room finished in a clean and modern style.

Externally, the property enjoys a private rear garden providing an excellent outdoor space to relax or entertain. To the front, there is convenient parking available directly outside the property.

This fantastic home combines modern presentation with a convenient location and early viewing is highly recommended.



“Spacious Property”

Location

Caledonian Road is conveniently situated within Alloa, offering excellent access to a wide range of local amenities and transport links. The property is within close proximity to Alloa town centre, where a variety of shops, supermarkets, cafés and leisure facilities can be found. Alloa Train Station is also nearby, providing direct rail links to Stirling and Glasgow, making the area ideal for commuters. A number of reputable primary and secondary schools are easily accessible, along with scenic walking routes and green spaces nearby. The location also benefits from excellent road connections to the wider Central Belt, making Caledonian Road a popular and practical place to live.

Lounge

17'0" x 11'7"

Kitchen

9'10" x 8'6"

Master Bedroom

11'7" x 10'7"

Bedroom 2

9'6" x 9'3"

Shower Room

6'6" x 5'5"

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

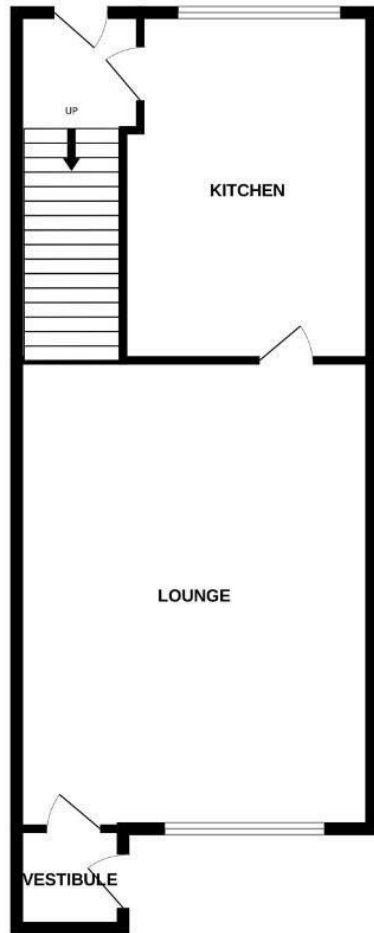
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating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



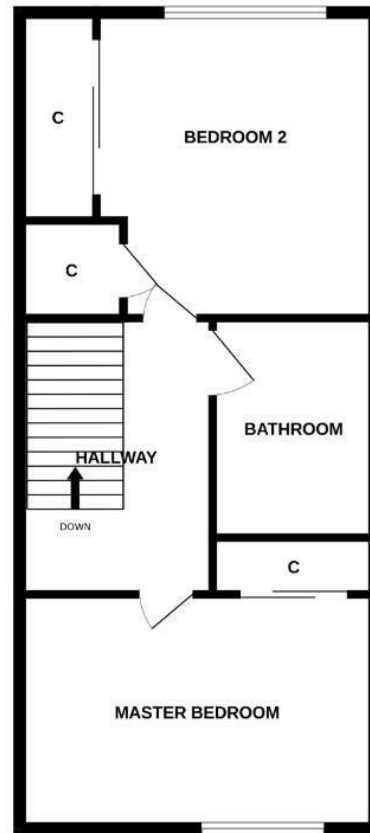
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Viewing 9am - 9pm 7 days a week

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.
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