



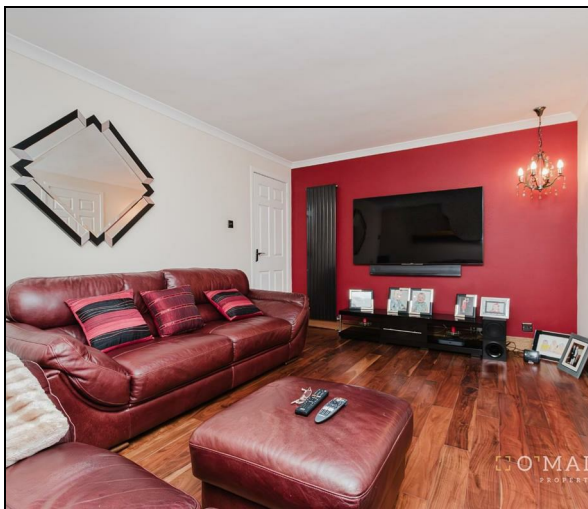


Description

O'Malley Property are delighted to present this attractive three bedroom detached home, ideally located within Brookfield Place, Alva

Downstairs, the property is entered via a cosy welcoming hallway which leads directly into the living room. The living room is bright and spacious, featuring a bay window that allows for excellent natural light and creates a comfortable space for everyday living. From the living room, access is gained to the kitchen, which is fitted with a generous range of wall and base units, offering ample storage and worktop space. The kitchen also benefits from a breakfast bar, patio doors opening out to the rear garden and houses the staircase leading to the upper level, making it a practical and sociable area of the home.

Upstairs, the accommodation comprises three bedrooms. The master bedroom benefits from built in storage, while bedrooms two and three are both well proportioned and versatile, suitable for family use, guests or home working. Completing the upper floor is the family bathroom, fitted with a three piece suite including a bath, separate shower, wash hand basin and W/C.



Externally, the property enjoys a large rear garden which backs onto open fields, offering pleasant views and a peaceful outdoor setting. This generous outdoor space is ideal for relaxing, entertaining or family use. To the front, the property benefits from a substantial private driveway, providing excellent off street parking. This well located home combines space, practicality and attractive surroundings, making it an excellent opportunity for a wide range of buyers

“Spacious Property”

Location

Alva is a popular town set at the foot of the Ochil Hills, offering a desirable combination of scenic surroundings and everyday convenience. The town benefits from a good range of local amenities including shops, cafés, and well regarded schools, along with leisure facilities and access to excellent walking routes. Alva is well placed for commuting, with easy access to nearby towns such as Alloa and Stirling, as well as good transport links further afield. With its strong community feel and attractive setting, Alva continues to be a sought after location for a wide range of buyers.

Lounge

14'6" x 14'5"

Kitchen

14'6" x 13'5"

Master Bedroom

10'4" x 9'0"

Bedroom 2

10'4" x 8'5"

Bedroom 3

7'5" x 5'8"

Bathroom

7'0" x 5'0"

Home Report

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

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescription Act

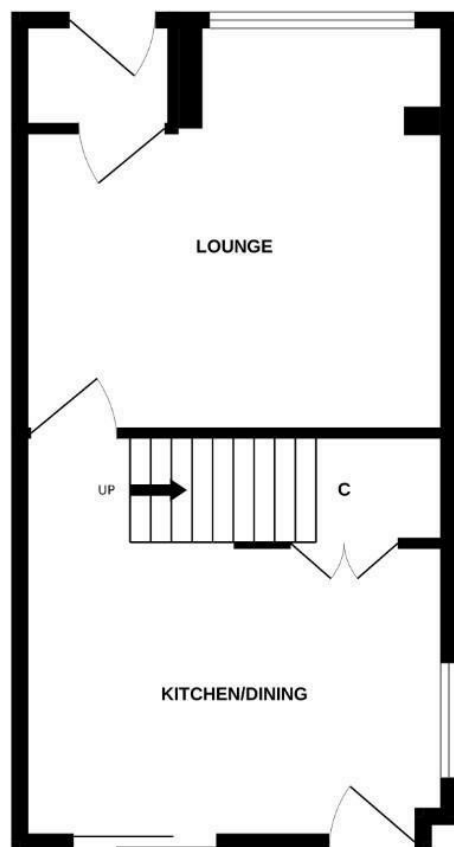
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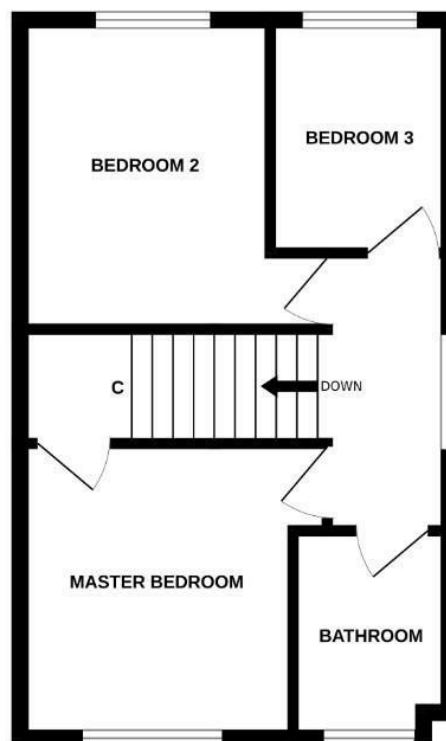
Offers Over £219,995

Viewing 9am - 9pm 7 days a week

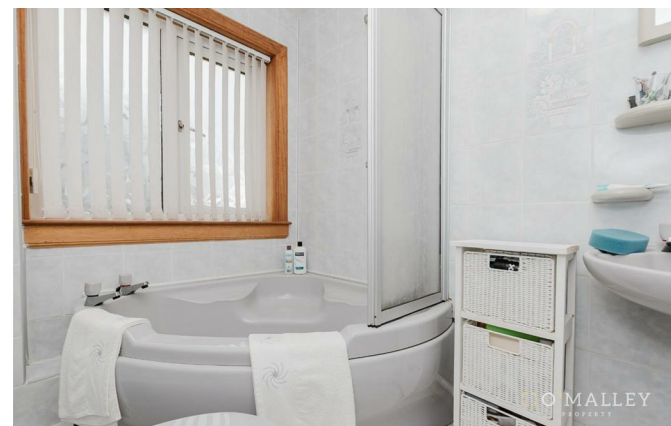
GROUND FLOOR



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.
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