





Description

O'Malley Property are proud to present this impressive detached family home, occupying a generous established plot on Kellie Place, Alloa.

Rich in traditional character, the property combines elegant proportions, high ceilings and decorative corning with an exceptionally versatile ground-floor layout. With three main bedrooms and a choice of reception spaces, it is a home well suited to family life, entertaining and working from home.

A welcoming entrance hallway connects the principal apartments. The spacious lounge is filled with natural light from its large bay window, while a separate music room, formal dining room and second reception room provide considerable flexibility. Each room can retain its individual purpose or be adapted as a family room, snug, playroom or occasional guest space. A dedicated home office/bedroom four creates a quiet and practical working environment away from the main living areas.

The kitchen is fitted with warm, solid oak cabinetry, contrasting granite work surfaces and space for informal dining. Its garden outlook creates a pleasant setting for everyday meals. A separate utility room provides additional storage and utility space, while the ground-floor shower room is a particularly practical feature for families and visiting guests.

Upstairs are three well-proportioned bedrooms. The generous principal bedroom offers ample room for freestanding furniture, with the two further double bedrooms providing comfortable accommodation for family or guests. The main bathroom is fitted with both a bath and a separate walk-in shower.

The house is set within substantial garden grounds to the front and rear. A broad driveway provides ample off-street parking and continues along the side of the property. To the rear, the large enclosed garden is mainly laid to level lawn and framed by mature trees, shrubs and established borders. This attractive outdoor space offers excellent scope for dining, entertaining, children's play and keen gardeners



“Spacious Property”

Location

Kellie Place is conveniently positioned for Alloa town centre, placing shops, supermarkets and everyday services within easy reach. Alloa railway station is approximately half a mile away and provides connections through Stirling, with onward travel towards Glasgow and Edinburgh.

Redwell Primary School is nearby, with further primary and secondary schooling available throughout Alloa. The town also offers a good selection of leisure facilities, parks and historic attractions, while nearby road connections make Stirling and the wider central belt readily accessible.

Entrance Vestibule

4'6" x 6'8"

Music Room

14'6" x 13'1"

Lounge

13'9" x 18'11"

Dining Room

11'1" x 13'10"

2nd Reception / Bed 4

11'10" x 11'8"

Home Office

11'10" x 8'5"

Kitchen

11'8" x 13'6"

The kitchen features the following integrated appliances: Fridge freezer, dishwasher, oven, hob and coffee machine. Also installed is an instant hot water tap for drinks.

Utility

8'0" x 6'7"

Downstairs Shower Room

8'4" x 3'3"

Master Bedroom

13'7" x 13'1"

Bedroom Two

13'9" x 10'6"

Bedroom Three

13'9" x 9'3"

Bathroom

5'11" x 9'9"

Fixtures & Fittings

All carpets, floor coverings, light fittings are included in the sale. Chandeliers included. Washing machine and tumble dryer not included.

Home Report

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

Misdescriptions Act

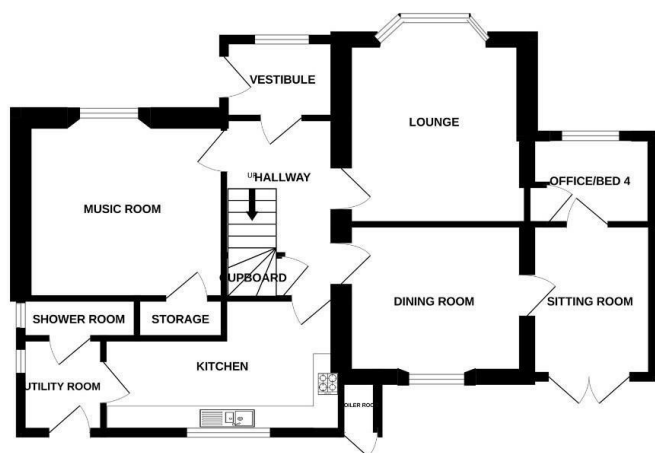
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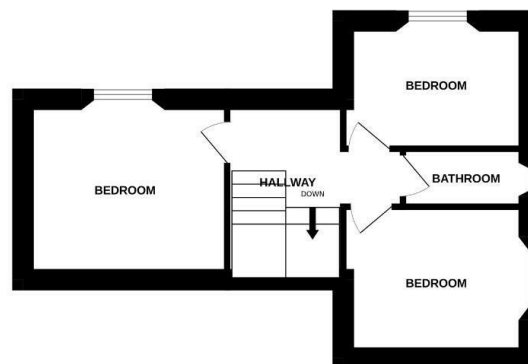
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GROUND FLOOR

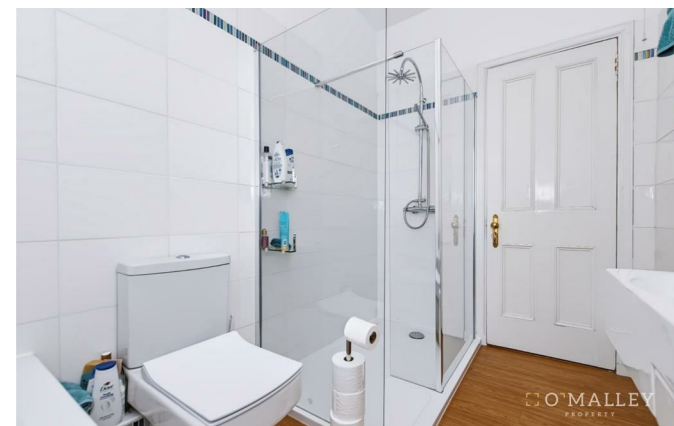


1ST FLOOR



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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