



O'MALLEY

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26 Victoria Street
Alloa, FK10 2DZ

omalleyproperty.com
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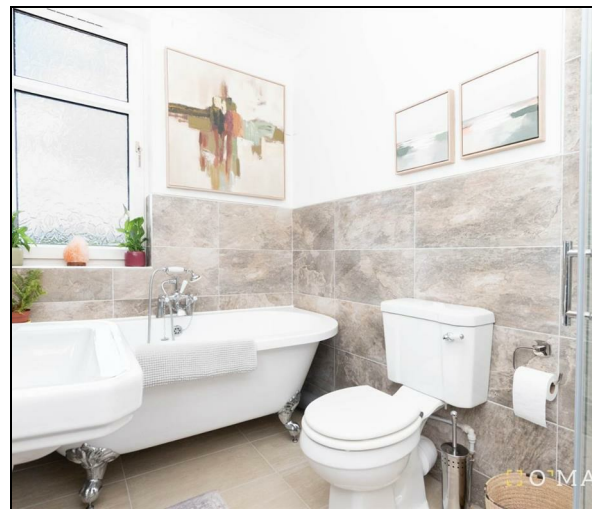
Description

O'Malley Property are delighted to present to the market this impressive Victorian four bedroom family home, offering generous and versatile accommodation over three levels,

The ground floor offers three well-proportioned reception rooms, including a bright and welcoming lounge, a formal dining room and a separate office, providing excellent flexibility for growing families, home working or entertaining. The kitchen sits at the heart of the home and offers ample space for everyday living, while a convenient WC completes the ground floor accommodation.

The first floor hosts a spacious double bedroom alongside a family bathroom, with the second floor comprising three further bedrooms, including an impressive principal bedroom with en suite shower room, and an additional family bathroom. With four generous bedrooms and three bathrooms in total, the property is ideally suited to larger families or those seeking flexible living arrangements.

Externally, the home continues to impress with a private driveway providing off street parking and a substantial rear garden, offering an excellent space for children to play, outdoor entertaining or simply enjoying the outdoors. The garden also benefits from a waterproof covered pagoda, providing a sheltered outdoor seating and entertaining area that can be enjoyed throughout the year, as well as two garden sheds, offering excellent additional storage.



“Spacious Property”

Location

Victoria Street enjoys a convenient residential setting within the popular town of Alloa, offering easy access to a wide range of local amenities. The property is within walking distance of shops, supermarkets, cafes, restaurants and leisure facilities, while reputable primary and secondary schools are also close by. Excellent transport links include Alloa railway station, providing regular services to Stirling and Glasgow, with nearby road connections offering straightforward access to the M9 and Scotland's central motorway network. The surrounding area also benefits from attractive parks, scenic walks and a variety of recreational opportunities, making this an ideal location for families, commuters and those seeking a well connected home.

Lounge

19'4" x 14'9"

Kitchen

14'9" x 13'1"

Dining room

12'5" x 13'9"

Office/ Study

11'1" x 12'1"

W/C

3'3" x 4'11"

Master bedroom

17'0" x 12'5"

Ensuite

4'11" x 5'10"

Bedroom 2

14'9" x 12'1"

Bedroom 3

12'1" x 7'2"

Bedroom 4

13'1" x 8'6"

Bathroom

9'10" x 5'10"

Home report

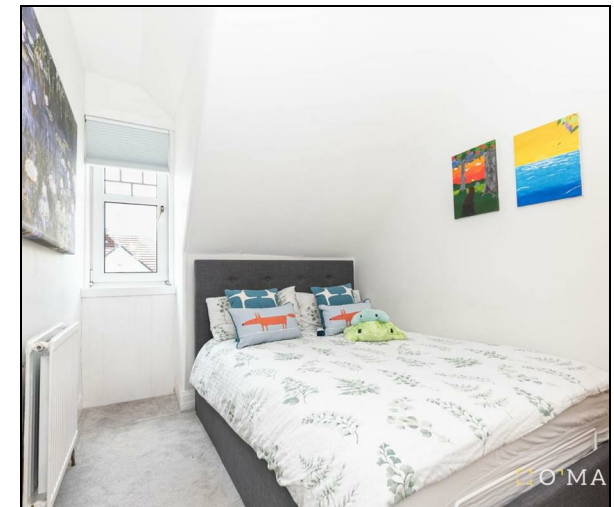
The home report is available upon request. Contact our team.

Fixtures & fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale. Furniture not included.

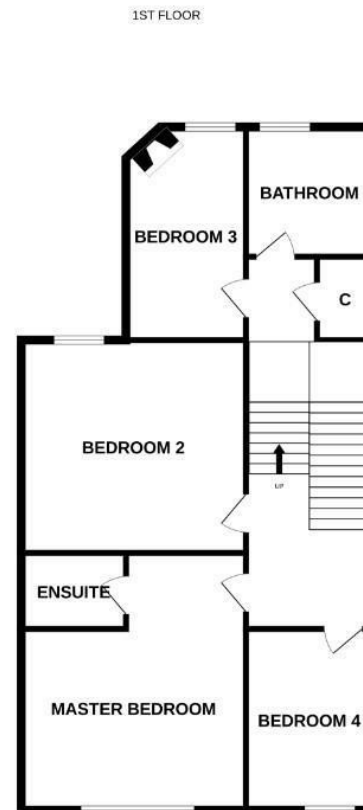
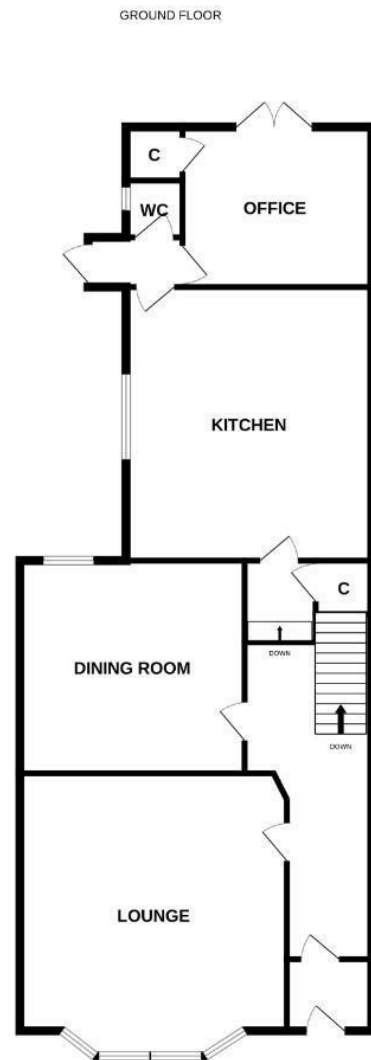
Misdescriptions Act

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 £339,995

Viewing 9am - 9pm 7 days a week



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 misstatement. 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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