



 **O'MALLEY**
PROPERTY

24 Auld Kirk Road
Alloa, FK10 2TG

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Description

O'Malley Property are delighted to present to the market 24 Auld Kirk Road, Tullibody, a well presented three bedroom mid terraced home offering comfortable family living, private off street parking and an enclosed rear garden. Situated within a popular residential area,

Upon entering the property, you are welcomed into a practical entrance vestibule, which provides access to a convenient ground floor WC before leading through to the bright and spacious lounge. The staircase to the first floor is positioned within the lounge, creating a practical layout while maintaining a generous living space. To the rear of the property, the modern kitchen offers ample worktop and storage space, with French doors opening directly onto the enclosed rear garden, providing an ideal setting for outdoor dining and entertaining.

The first floor comprises three well proportioned bedrooms, including two generous double bedrooms and a versatile third bedroom, which could be utilised as a child's bedroom, nursery, home office or dressing room to suit the needs of the new owner. Completing the accommodation is a contemporary family bathroom, fitted with a three piece suite.

Externally, the property benefits from a private driveway to the front, providing convenient off street parking, while the enclosed rear garden offers a secure and low maintenance outdoor space, perfect for families, relaxing or entertaining.



“Spacious Property”

Location

Auld Kirk Road is a modern residential development in the popular village of Tullibody, Clackmannanshire. The property enjoys a convenient setting within easy reach of local amenities including supermarkets, primary schools, healthcare facilities, cafes and recreational areas. Tullibody offers excellent transport links, with the nearby A91 and M9 providing straightforward access to Stirling, Alloa, Falkirk, Edinburgh and Glasgow, making the area ideal for commuters

Lounge

13'5" x 16'4"

Kitchen

13'5" x 9'6"

W/C

2'7" x 5'6"

Master bedroom

8'6" x 10'9"

Bedroom 2

7'10" x 7'2"

Bedroom 3

7'6" x 10'9"

Bathroom

6'10" x 5'6"

Home report

The home report is available upon request.

Fixtures & fittings

All carpets, floor coverings, light fittings and window dressings are included in the sale

Misdescriptions Act

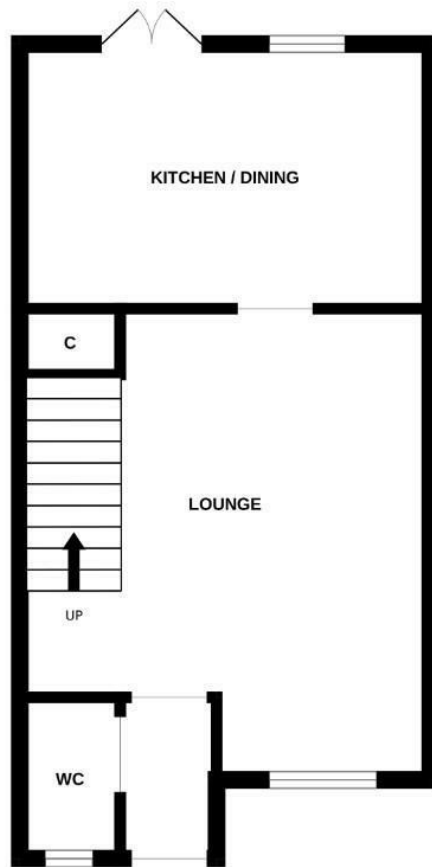
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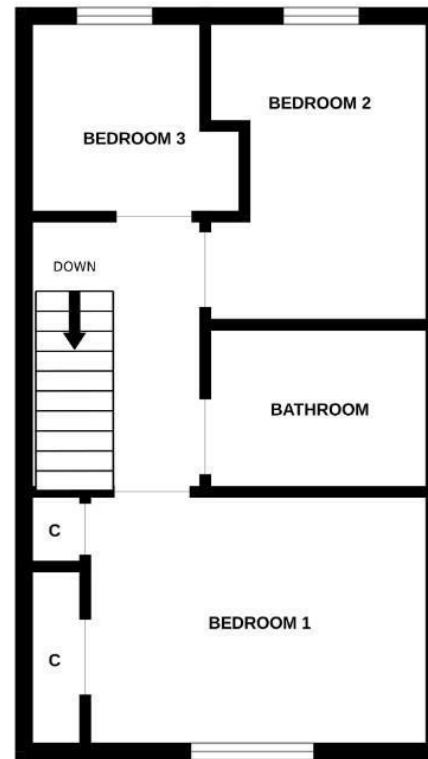
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GROUND FLOOR



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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