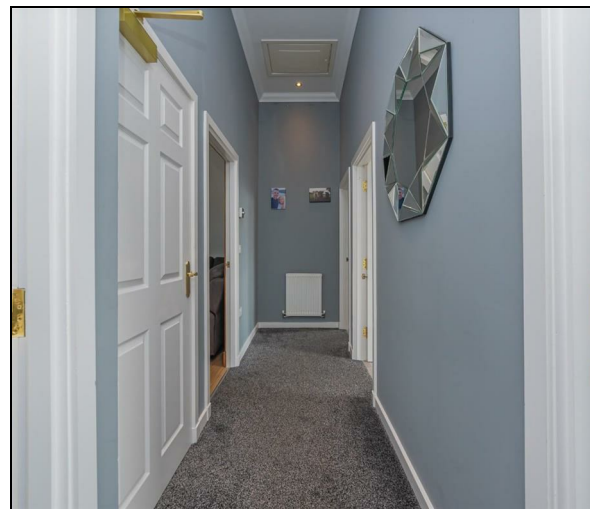




 O'MALLEY

42 Delaney Court
Alloa, FK10 1RB

omalleyproperty.com
01259212337



Description

O'Malley Property are delighted to present to the market this beautiful two bedroom top floor flat situated in the highly desirable area of Delaney Court, Alloa.

This stylish property benefits from a master ensuite and is tastefully decorated throughout, offering an abundance of storage. The flat is presented in true walk-in condition and would be suitable for a range of different buyers.

The accommodation benefits from its own private front door which is accessed from a well maintained communal area to the front of the property. Upon entering, there is a large entrance hall which leads to all rooms within the property. There is a bright and spacious lounge which is able to accommodate a range of free standing furniture. The kitchen is fitted with an array of modern wall and base mounted units as well integrated oven, hob and extractor fan. There are two double bedrooms, both of which benefit from built-in wardrobes. The master bedroom further benefits from a contemporary ensuite shower room. Completing the accommodation is the family bathroom which has been fitted with a white three piece suite comprising; WC, wash hand basin and shower over the bath. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally, there is a private car parking area to the rear of the property with enough free spaces to fit multiple cars.

“Spacious Property”

Location

Delaney Court is ideally located with various amenities nearby including; leisure and community activities, retail, schooling and various other public services. The property also benefits from it's close proximity to major road and rail networks providing links to Stirling, Falkirk, Glasgow, Edinburgh and throughout central Scotland.

Lounge

15'5" x 13'8"

Bathroom – 2.43m x 2.21m (7'11" x 7'3") –

Kitchen

10'10" x 9'8"

Bedroom 1

12'2" x 8'4"

Ensuite

7'0" x 3'11"

Bedroom 2

9'8" x 7'8"

Bathroom

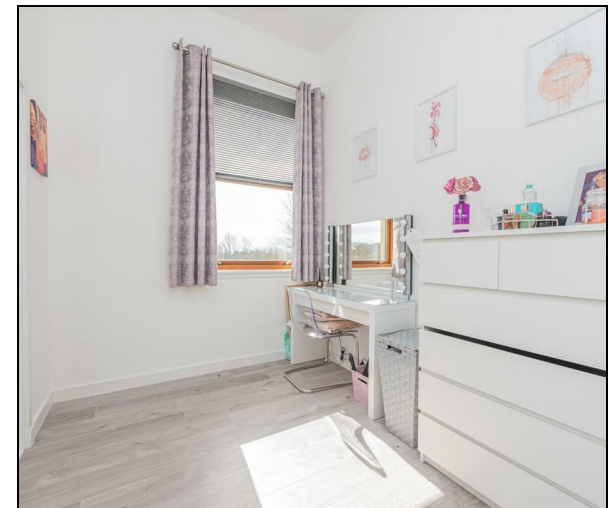
7'11" x 7'3"

Viewing Arrangements

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7days a week. Please do not hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

Home Report

The home report is available to be downloaded from www.onesurvey.org The condition of the property and any material matter is disclosed in the home report.



Offers Over £114,995

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 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.



Property Misdescriptions Act 1991.
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.