



 **O'MALLEY**

**13 Mcleod Road**  
Alloa, FK101EF

**omalleyproperty.com**  
**01259212337**



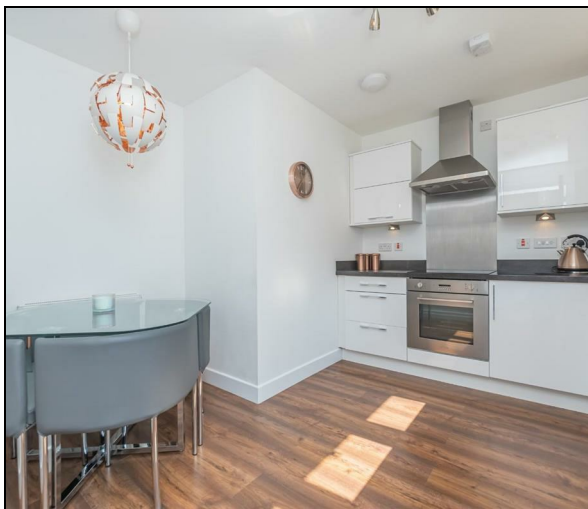
## Description

O'Malley Property are delighted to present to the market this stunning three bedroom link detached home available within the popular Harbour View estate of Alloa.

This property has been tastefully decorated throughout and benefits from a garage and master ensuite.

Upon entering the property there is a welcoming reception hallway with staircase to the upper level. The spacious lounge features patio doors leading to the private rear garden. The kitchen has been beautifully designed with a wide range of high gloss wall and base mounted units, complimentary worktops, integrated fridge/freezer, oven, hob and extractor hood. Completing this level is the stylish WC.

To the upper level, where the property is equally decorated to a high standard throughout, there are three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and ensuite shower room. The property concludes with a lovely 3 piece family bathroom comprising; WC, wash hand basin and bath with over head shower. Warmth is provided by gas central heating and double glazing is installed throughout.



Externally this detached plot has the benefit of a driveway big enough to fit multiple cars and single garage. To the rear of the property there is a well maintained garden mainly laid to lawn garden with a slabbed patio and stone chipped area.

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**“Spacious Property”**

## Location

Mcleod Road is ideally located in the popular town of Alloa. Many local amenities are nearby, including retail, supermarkets, restaurants and leisure activities. Located in Alloa town centre is The Speirs Centre, a fantastic, state of the art facility offering a wealth of local services and facilities. Alloa's main historic attraction is Alloa Tower, one of Scotland's largest surviving medieval tower houses whilst the town's West End Park provides a great area for walks, sporting activities and various events. The town also provides excellent educational facilities with nurseries, four primary schools and a secondary school. For those that wish to travel by way of business, Alloa train station provides links to Stirling, Glasgow and Edinburgh, while the motorways are only a short drive away for those that wish to travel by car.

## Lounge

17'2" x 11'11"

## Kitchen

11'4" x 10'7"

## WC

10'4" x 5'11"

## Bedroom 1

10'5" x 9'10"

## Ensuite

6'10" x 4'8"

## Bedroom 2

9'1" x 8'5"

## Bedroom 3

8'11" x 8'3"

## Bathroom

6'10" x 6'2"

## 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 7 days a week. Please don't hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

## Home Report

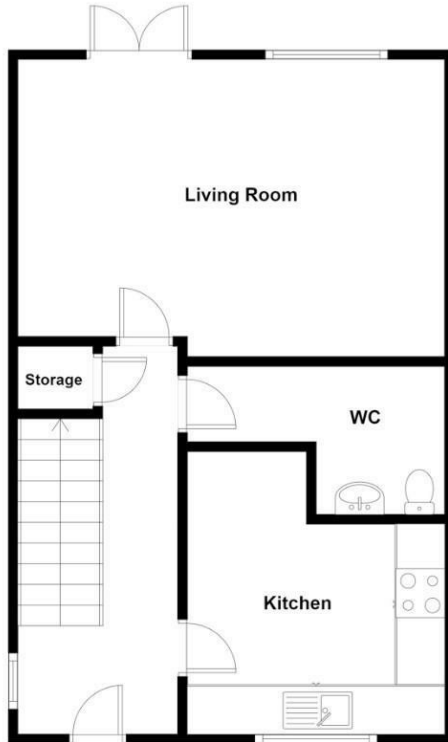
The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.



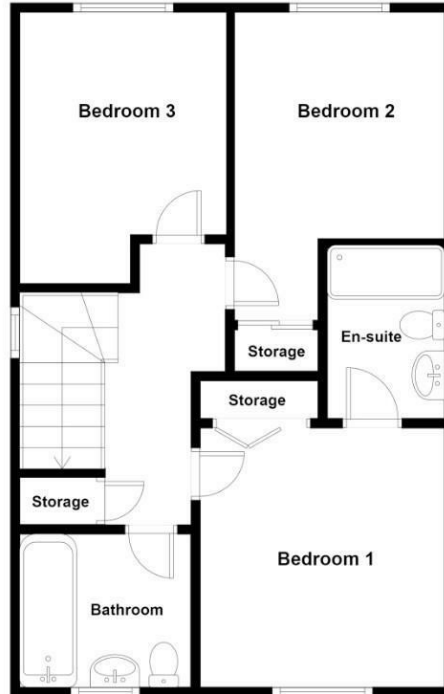
**Offers Over £184,995**

**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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