



 **O'MALLEY**

65 Sunnyside Road
Alloa, FK10 2AP

omalleyproperty.com
01259212337



Description

****CLOSING DATE - MONDAY 10TH MAY 2021 AT 2PM****
O'Malley Property are proud to present to the market this 4 bedroom semi-detached house built by Hillfoot Homes in Sunnyside Road, Alloa.

This stunning property is presented to the market in true walk-in condition and is spread over two levels.

Upon entering the property there is a bright and spacious lounge with large front facing window. From this area, there is an open plan kitchen diner which is equipped with an array of modern wall and floor mounted units along with integrated oven, hob, extractor hood and fridge-freezer. There is ample space for a large dining room table as well as additional breakfast bar. There is also a shower room on this floor which offers a walk-in shower and a separate utility room.

The upper floor comprises four sizable bedrooms which all benefit from built-in storage. Completing the property is the family bathroom with three piece white suite and over bath shower which can also be accessed via the master bedroom. Warmth is provided by gas central heating and double glazing is installed throughout.

Externally there is a grass laid front garden with a stone walkway to entrance, there is also a large mono block driveway which provides off street parking. To the rear of the property there is a private garden that offers an excellent degree of privacy and is astro turfed for ease of maintenance. In addition, there is a pergola allowing you to enjoy the outside space in all weathers with electricity points and an outside water tap.

“Spacious Property”

Location

Sunnyside Road 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

14'9" x 13'4"

Kitchen/Diner

16'10" x 10'11"

Utility

6'3" x 5'6"

Shower Room

6'3" x 5'2"

Bedroom 1

12'2" x 9'4"

Bedroom 2

13'1" x 9'4"

Bedroom 3

8'5" x 7'2"

Bedroom 4

8'5" x 7'2"

Bathroom

9'4" x 4'7"

Home Report

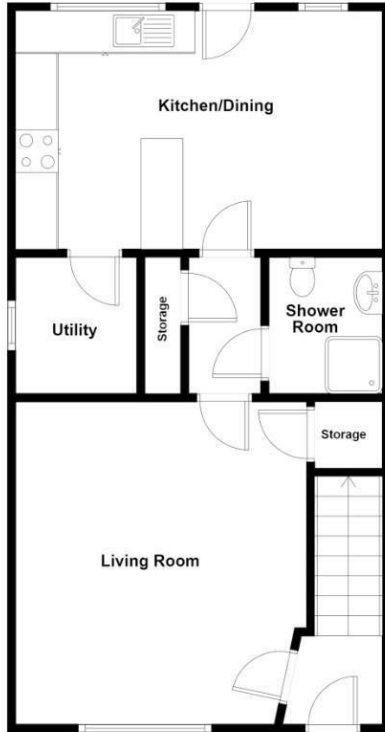
The home report is available to be downloaded from www.onesurvey.org The condition of the property and any material matter is disclosed in the home report.



Offers Over £179,995

Viewing 9am - 9pm 7 days a week

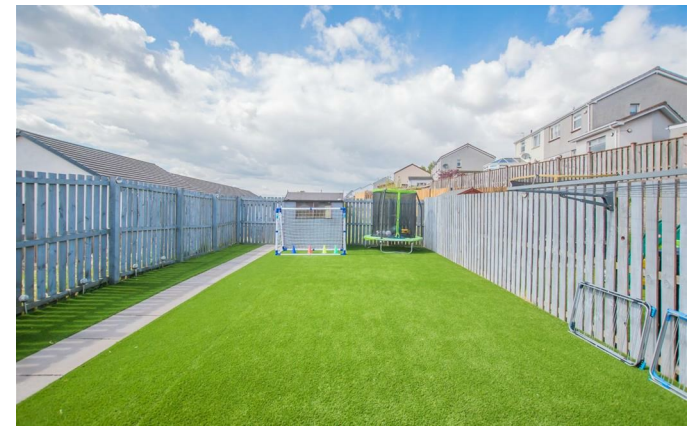
Ground Floor



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.



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.