



 **O'MALLEY**

**27 Mcleod Road**  
Alloa, FK10 1EF

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





## Description

\*\*\*CLOSING DATE - TUESDAY 22ND JUNE 2021 @ 2PM\*\*\*

O'Malley Property are delighted to bring to the market this fantastic two bedroom semi-detached house located within a desirable and family friendly development on Mcleod Road, Alloa.

This home is presented to the market in true walk-in condition and would be most suited to a family or first time buyers.

Upon entering the property there is a spacious hallway with staircase to the upper level. The separate kitchen is fitted with an array of contemporary wall and base mounted units along with integrated dishwasher, fridge freezer, washing machine, oven, hob and extractor fan. The bright and spacious lounge has ample space for free standing furniture as well as patio doors leading to the rear garden. A stylish WC completes the ground floor accommodation.

To the first floor there are two double bedrooms and a contemporary family bathroom. The property further benefits from gas central heating, double glazing & ample storage space.

Externally there is a drive to the front of the property and an easy to maintain enclosed garden to the rear with lawn, slabbed path and decking 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

15'2" x 10'0"

## Kitchen

10'6" x 14'7"

## WC

8'2" x 6'6"

## Bedroom 1

12'11" x 12'9"

## Bedroom 2

13'3" x 7'9"

## Bathroom

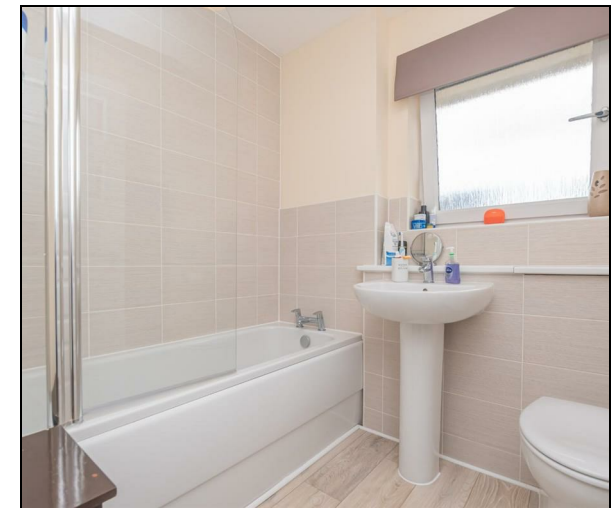
6'10" x 5'6"

## 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.

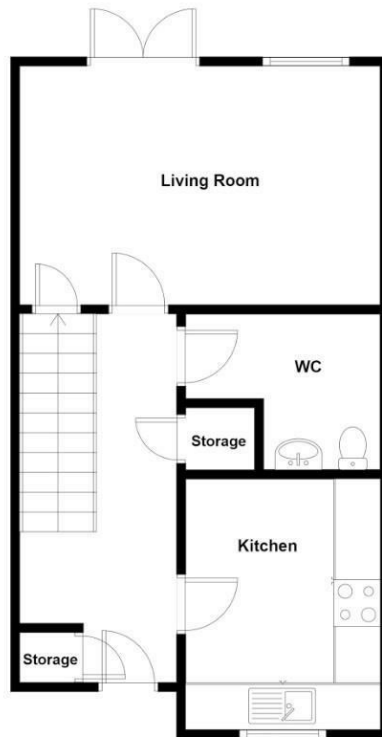


**Offers Over £144,995**

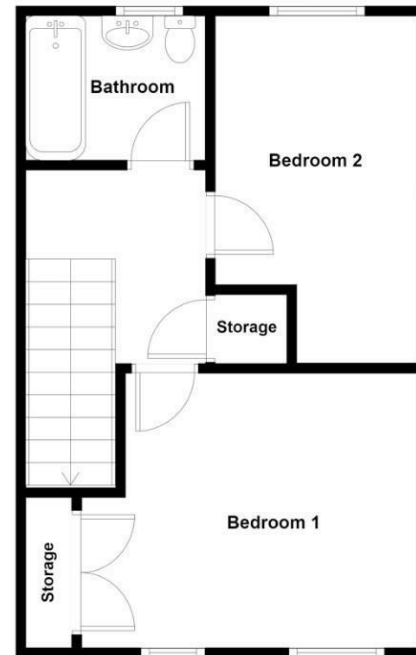
**Viewing 9am - 9pm 7 days a week**



## 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.