







## Description

O'Malley property are delighted to present to the market this stunning ground floor flat, built by Carronvale Homes in Delaney Court, Alloa.

The property is tastefully decorated in neutral tones throughout and is presented in walk-in condition.

Upon entering, there is an entrance hall which leads to all rooms within the property. In the living area there is a large window which lets in an abundance of natural light. The room is very spacious with plenty of room for stand alone furniture. The kitchen has a modern look to it with cream coloured high wall mounted units with mahogany wooden tops. It has a fridge freezer, oven, hob and an extractor fan. There are also warm toned spot lights which is very complimentary to the room.

The master bedroom is very inviting with crisp white painted walls and is very spacious. It has a mirrored sliding door wardrobe for storage which adds a modern touch to the room and further benefits from a en-suite shower room. The second bedroom is bright and has ample space for a double bed. Completing the accommodation is the family bathroom which has been fitted with a white three piece suite comprising; WC, wash hand basin and bath with overhead shower.

Warmth is provided by gas central heating and double glazing is installed throughout. The property further benefits from a private parking space and main door entry.



**“Sought after location”**

## Location

Delaney Court is situated in Alloa, it is ideal for accessing many local amenities including retail, supermarkets, restaurants and leisure activities. It also provides fantastic schooling opportunities with access to primary and secondary education and furthermore there is a local college now available. For those which wish to travel by way of business, there is public transport available via the local train station or regular running buses. If travel by car is more suitable motor ways are available within close distance.

## Living Room

14'7" x 13'1"

## Kitchen

11'2" x 11'1"

## Bedroom 1

13'4" x 12'6"

## En-Suite

7'1" x 3'11"

## Bedroom 2

10'9" x 9'8"

## Bathroom

7'6" x 6'4"

## 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.

## Viewing Arrangements

Viewings – 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 you may not be available between normal business hours so we are available between 9am-9pm 7 days a week. Please don't hesitate to contact us on 01259212337 or email us to organise a viewing.

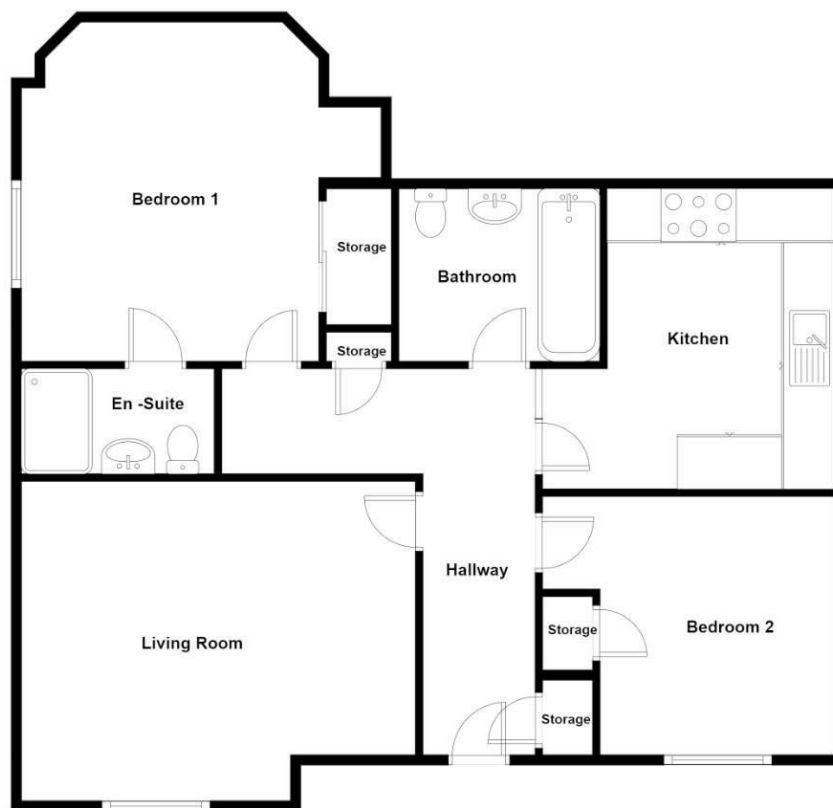


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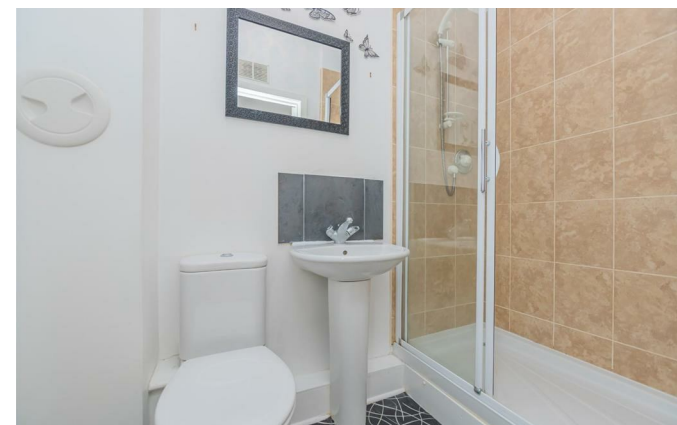
**Offers Over £114,995**

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





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